

**AGENDA
BRUNSWICK COUNTY
PLANNING BOARD**

**4:00 P.M. Monday
March 10, 2025**

**Commissioners Chambers
David R. Sandifer Administration Bldg.
Brunswick County Government Center**

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes from the February 10, 2025 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

Old Business

A. Planned Development – PD-143

Name: Remuda Run Planned Development
Applicant: Dream Finders Homes
Tax Parcel: 2120001910
Location: Ocean Isle Beach RD SW (State Road 1184) & Watts RD SW (State Road 1153)
Description: Remuda Run is a proposed planned development, consisting of 60 single family units and 95 townhouse units on approximately 45.02 acres, creating an overall density of 3.44 dwelling units per acre.

New Business

A. Planned Development – PD-140

Name: Real Green Planned Development (formerly Magnolia Farms)
Applicant: Lennar Carolinas
Tax Parcel: 16300012
Location: Russtown RD NW (State Road 1315)
Description: Real Green is a proposed planned development, consisting of 258 single family units on approximately 81.2 acres, creating an overall density of 3.18 dwelling units per acre.

B. Planned Development – PD-144

Name: Dowdy Tract Planned Development
Applicant: H & W Design
Tax Parcel: 1540006108
Location: Gilbert RD SE (State Road 1501) & Redbrook PL SE
Description: Dowdy Tract is a proposed planned development, consisting of 46 single family units on approximately 17.7 acres, creating an overall density of 2.60 dwelling units per acre.

C. Planned Development – PD-145

Name: Timber Farms Planned Development Modification
Applicant: H & W Design
Tax Parcels: 19400008, 19500004, 21100063, 2110004607, 2110006904, 21100069 & 2110006905
Location: Ocean Highway West (US 17) and Longwood Road NW (NC 904)
Description: Timber Farms is a previously approved (September 2024) planned development that consisted of 1,700 single family units, 300 townhome units, and 500 multi-family units on approximately 849.97 acres, creating an overall density of 2.94 dwelling units per acre. The applicant is proposing a modification to the approved development involving a change to the connectivity of the site by gating the northwest portion of the development for an age targeted community. The proposed modification also includes a change to the unit type, consisting of 1,708 single family units, 228 duplex units, 164 townhome units, & 400 multi-family units on approximately 849.97 acres, creating an overall density of 2.94 dwelling units per acre.

D. Planned Development – PD-147

Name: Smith Tract Planned Development
Applicant: Andy Mills
Tax Parcel: Portion of 18600015
Location: Southport-Supply RD SE (NC 211)
Description: Smith Tract is a proposed planned development, consisting of 137 single family units on approximately 56.76 acres, creating an overall density of 2.41 dwelling units per acre.

E. Rezoning Z-909

Proposed rezoning of approximately 2.25 acres located at 1620 Olin Drive SW and 2903 John T. Holden Road SW near Supply from Mr-3200 (Multifamily Residential) to R-7500 (Medium Density Residential) for Tax Parcels 232HG014 and 232HG015.

9) Other Business.

- A. UDO Modernization Project Update.
- B. Planning Board Case Update.

10) Adjournment.

MINUTES

PLANNING BOARD

BRUNSWICK COUNTY, NC

**4:00 P.M. Monday
February 10, 2025**

**County Commissioners Chambers
David R. Sandifer Administration Bldg.
County Government Center
Old U.S. 17 East**

MEMBERS PRESENT

Clifton Cheek, Chair
Jason Gaver, Vice Chair
Richard Leary
James (Jim) Board

MEMBERS ABSENT

Ron Medlin
William Bittenbender, At-Large
Allen Brittain, At-Large
Harry Richard Ishler, Alternate

STAFF PRESENT

Kirstie Dixon, Director
Marc Pages, Deputy Director
Connie Marlowe, Admin. Asst. II
Tyler Connor, Planner I
Phillip Coates, Planner I
Garrett Huckins, Planning Tech.
Ryan King, Asst. County Attorney

OTHERS PRESENT

Dylan Phillips, Brunswick Beacon
Erin Catlett
Matthew Haley, Cape Fear Engineering

Jody Bland, Norris & Bland Engineering
Dale Werenko
Tina Axelsson

I. CALL TO ORDER.

Mr. Cheek called the meeting to order at 4:01 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Mr. Cheek said a prayer. He asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL.

Ron Medlin, William Bittenbender, Allen Brittain, and Harry "Richard" Ishler were absence.

IV. CONSIDERATION OF THE MINUTES FROM THE 13-JAN-25 MEETING.

Mr. Leary made a motion to approve the 13-Jan-25 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Ms. Dixon addressed the Board. She stated that the Board of Commissioners adopted a public hearing policy and suggested that the Chair read the new policy after public comments.

VI. PUBLIC COMMENTS.

There were no public comments.

Mr. Cheek read the Brunswick County Public Hearing Policy (attached) that was adopted by the Brunswick County Board of Commissioners in its entirety. He stated that copies are available for public consumption.

VII. PUBLIC HEARINGS.

A. Rezoning Z-908 – Cape Fear Marine Terminal LLD (%Norris and Bland Consulting Engineers).

Request rezoning of approximately 153.19 acres located at 380 Battleship Road NE near Leland, NC from I-G (Industrial-General) and RR (Rural Low Density Residential) to I-G (Industrial-General) for Tax Parcel 03900017 and an adjacent portion of the Cape Fear River.

LAND USE PLAN MAP AMENDMENT (LUM-908):

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from Open Space – Conservation 1 (OSC1) to Industrial Intensive (I-I) for Tax Parcel(s) 03900017 and an adjacent portion of the Cape Fear River located at 380 Battleship Road NE (SR 1300) near Leland, NC. This Land Use Plan Amendment totals approximately 153.19 acres.

Mr. Tyler Connor addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Connor read the consistency and reasonableness determination statement (attached). He provided the Board with school capacity charts (attached) for the nearby schools.

Mr. Connor said staff recommends approval from I-G (Industrial-General) and RR (Rural Low Density Residential) to I-G (Industrial-General) for Tax Parcel 03900017 and an adjacent portion of the Cape Fear River located at 380 Battleship Road NE near Leland, NC in conjunction with an amendment to the Blueprint Brunswick CAMA Land Use Plan Map to Industrial Intensive (I-I).

Mr. Gaver made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Jody Bland, Norris and Bland Engineering, addressed the Board. He stated that this is a split-zoned property and the entire area is industrial and not conducive to residential use of the property. Mr. Bland said the RR (Rural Low Density Residential) property to the southwest is the U.S. Army Corps of Engineers' (Corps of Engineers) dredge spoil area and it, too, is not conducive to residential use.

Mr. Cheek asked about the acreage difference on the application and what was presented in the Staff Report. Mr. Pages said the Staff Report indicates the acreage of the subject property and that portion of the Cape Fear River that is adjacent to the parcel in question.

With no further comments, Mr. Gaver made a motion to close the Public Hearing.

Mr. Leary made a motion to approve Tax Parcel 03900017 and an adjacent portion of the Cape Fear River located at 380 Battleship Road near Leland, NC and adopt the consistency and reasonableness determination statement in conjunction with an amendment to the Blueprint Brunswick CAMA Land Use Plan Map to Industrial Intensive (I-I) and the motion was unanimously carried.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

This request is NOT CONSISTENT with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and CONSISTENT with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request REASONABLE, appropriate, and in the public interest based upon the following findings:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives support the rezoning:
 - Consistent with the goals and objectives
 - ED-1 Maintain and expand job opportunities in the County.
 - Encourage additional employment in areas designated as “Employment” on the Future Land Use and Conservation Map, which have the following attributes:
 - Areas with County investments advancing in economic development initiatives, including existing business/industrial parks, particularly those along US 74/76 and other sites with access to highways, rail, and the Port of Wilmington.
 - Promote the assets that make Brunswick County competitive, including highway, rail, port access, a skilled workforce through the training provided by Brunswick Community College (BCC), available properties (including sites and buildings that may be redeveloped), and the quality of life.
 - Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
 - This rezoning will correct a split zoning.

<input type="checkbox"/> <i>Agricultural Development Plan</i>	<input checked="" type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input type="checkbox"/> <i>Brunswick County Trail Plan</i>	<input type="checkbox"/> <i>Airport Height Control Ordinance</i>
<input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Other: _____</i>

Mr. Cheek stated that any person with standing may appeal the decision of the Planning Board to the Brunswick County Board of Commissioners. Notice of the appeal must be provided in writing within 15 days. If no appeal is received, then the decision of the Planning Board shall be final. If an appeal is received in the allotted time, the case will move forward to the Brunswick County Board of Commissioners for a Public Hearing and their consideration.

B. Height Allowance – Hot Mix Asphalt Plant.

The applicant requests a maximum height allowance of 90 feet be granted for a proposed storage silo for an asphalt plant and associated uses located at 180 Barnhill Road NW near Supply, NC. The entire zoning area encompasses approximately 16.11 acres.

Mr. Marc Pages addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. He further stated that there is no flood zone on the site and a special use permit was issued for an asphalt plant on January 9, 2025.

Mr. Pages said staff recommends approval for a 90-foot-tall loading silo adjacent to Barnhill Road NW.

Mr. Board made a motion to open the Public Hearing and the motion was unanimously carried.

Ms. Erin Catlett, Fox Rothchild, addressed the Board. Ms. Catlett stated that a Special Use Permit was issued by the Board of Adjustment (BOA) on January 9, 2025 for a new asphalt plant at the current site and they are requesting an additional height above 75’ for a loading silo that will far exceed the minimum setback requirements. Ms. Catlett discussed a PowerPoint presentation (attached) outlining the site with the proposed 90-foot-tall silo adjacent to Barnhill Road NW.

Mr. Gaver asked if any of the neighbors were opposed to the special use at the BOA meeting and Ms. Catlett replied, no. She proceeded to say an adjacent property owner, Douglas Hewett, (Tax Parcel(s) 1820009101 and 1820009301) testified at the BOA meeting and he had no objections to the asphalt plant.

Mr. Leary asked if the applicant was aware that they needed the additional height for the silo prior to BOA’s approval of the asphalt plant? Ms. Catlett replied, yes. She further stated that staff advised the applicant to obtain the Special Use Permit approval from the BOA and then request a height allowance for the silo from this Board.

Mr. Cheek asked the distance from the silos to the edge of Barnhill Road NW? Mr. Dale Werenko, Withers and Ravenel, said the silo(s) are approximately 97’ from Barnhill Road NW. Mr. Board asked if there is only 1 access point to the site for trucks and/or emergency equipment? Mr. Werenko said the subject property is accessed off Barnhill Road NW and there is ingress into the facility and egress out of the facility. Mr. Board asked if the area(s) are large

enough for a fire truck and Mr. Werenko said yes and he explained the points of ingress and egress for emergency vehicles.

Mr. Board said the rap and aggregate storage yard appears to be the vast majority of the property. He asked if this area will be clear cut and open space? Mr. Werenko said that area was previously approved by the BOA on January 9, 2025 as part of the asphalt plant.

With no further comments, Mr. Gaver made a motion to close the Public Hearing.

Mr. Gaver made a motion to approve a 90-foot-tall loading silo adjacent to Barnhill Road NW based on the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-143

Name: Remuda Run Planned Development
Applicant: Dream Finders Home
Tax Parcel(s): 2120001910
Location: Ocean Isle Beach Road SW (SR 1184) and Watts Road SW (SR 1153)
Description: Remuda Run is a proposed planned development consisting of 60 single-family units and 95 townhouse units on approximately 45.02 acres, creating an overall density of 3.44 dwelling units per acre.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (attached). Mr. Pages identified the subject property and surrounding properties on a visual map. Mr. Pages provided the Board with school capacity charts (attached) that indicate Union Primary Elementary is currently out of capacity. However, Shallotte Middle and West Brunswick High Schools have adequate capacity.

Mr. Pages said staff recommends approval based on the following conditions:

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

Mr. Gaver asked staff if Open Space 1 (OS-1) that is approximately 18.79 acres, consist mostly of a pond? Mr. Pages said that is correct. Mr. Gaver asked if there are any other open space areas? Mr. Pages said the wetlands and the amenity (with a mail kiosk) adjacent to Ocean Isle Beach Road (SR 1184). Mr. Gaver asked if the wetlands are wet? Mr. Pages said they are 404 Federally protected wetlands.

Mr. Board asked if stormwater retainment was addressed at the Technical Review Committee (TRC) because the plan indicates that the stormwater management system will be designed to attenuate the 25-year/24-hour storm event and the project stormwater management plan will be evaluated for the 100-year/24-hour storm event. Mr. Pages deferred the question to the developer's representative (Matthew Haley). Mr. Board said the plan indicates that a Traffic Impact Analysis (TIA) will be completed. Mr. Pages said a TIA is not required prior to

Planning Board approval because the project will generate less than 2,000 vehicle trips per day. Mr. Pages said the plan indicates that a TIA will be completed prior to construction. Ms. Dixon added that TIAs are required, but not before the Planning Board's approval.

Mr. Leary made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Matthew Haley, Cape Fear Engineering, addressed the Board on behalf of the developer. Mr. Haley stated that the plan was submitted to the North Carolina Department of Transportation (NCDOT) and NCDOT determined that a full TIA was not required, but a turn-lane warrant analysis will be required. He stated that the work has been concluded and both a left and right-hand turn-lanes will be required, which will trigger some road widening either in NCDOT's right-of-way or an adjustment will be made on the project site to accommodate the turn-lane(s). He further stated that turn-lane 1 analysis report has been submitted to NCDOT for their review and approval. Mr. Haley said they intend to design 2 stormwater ponds to attenuate the 25-year/24-hour storm event and the ponds will be evaluated for the 100-year storm event, which means they will model the larger storm event and ensure the ponds have the capacity to handle the 100-year storm event without overtopping the bank so the higher flows will be controlled through emergency spillways or overflow structures. Mr. Gaver asked why the project cannot be designed to the 100-year storm event? Mr. Haley responded that the implications specific to this project are not exactly known because they have not gone to that level of design. He further stated that, in order to handle the larger storm event, it will be a combination of larger pond surface area and more pond storage depth. He stated that the site is fairly constrained with an odd geometry, buffering, and larger 404 wetlands area. He said, during the final design, they may have an opportunity to address designing the project to a 100-year storm event.

Mr. Board asked about the location of the pump station, which appears to be close to the residential areas and how odor control will be addressed? Mr. Haley said, during the final design, they will coordinate with the Brunswick County Engineering Department to review the requirements for odor control. They have attempted to locate the pump station as far away from the residence as feasibly possible to minimize odor concerns as well as screen the pump station area as required by the Brunswick County Unified Development Ordinance (UDO).

Mr. Gaver said he has concerns with the project being designed to the 25-year storm event because the Board has seen a trend of developments designing their project to the 100-year storm event due to recent flooding from tropical storms and Hurricanes. Mr. Gaver proceeded to say that he is not comfortable with open space being mostly a pond area for residence that could potentially be hazardous for children in the community. The amenity area is proposed just outside of the 30' buffer and in close proximity to a major road (Ocean Isle Beach Road SW). Mr. Haley said for a point of clarification the OS-1 area is approximately 19 acres that includes the area within the 404 Federally protected wetlands as well as a pond that encompasses about 2 acres of the OS-1 area. Mr. Haley said there appears to be some concerns with the proposed project and his client is not present for him to confer with about the Board's concerns. He suggested that the matter be continued until further analyses can be done regarding the stormwater system and they can possibly present something larger than a 25-year storm event. Mr. Gaver suggested that they review potentially providing affordable/workforce housing within the proposed plan. Mr. Cheek said staff can assist with the affordable/workforce housing guidelines. Mr. Pages clarified that the Board is requesting the attenuation of the stormwater pond to the 100-year/24-hour storm event and Mr. Gaver agreed.

Ms. Tina Axelsson, 650 Ocean Isle Beach Road SW, addressed the Board. Ms. Axelsson said her property (Chiropractic Office) is directly across the street from the proposed project. She was concerned with the current traffic on Ocean Isle Beach Road SW due to the rapid speed

vehicles travel on this road. She stated that there have been several accidents on this road and the proposed turn-lane(s) should alleviate some of those issues. Ms. Axelsson was also concerned with stormwater drainage because trees absorb the water and trees should be left, wherever possible. She stated that the nearby ditches fill with water when there is flooding in the area. She concluded that this is a growing area and growth should be done smartly.

With no further comments, Mr. Leary made a motion to close the Public Hearing and the motion was unanimously carried.

Mr. Leary made a motion to table this matter, as requested by Mr. Haley, until March 10, 2025 at 4:00 p.m. in the Commissioners Chambers and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- UDO Modernization Project Update.

Ms. Dixon addressed the Board. She stated that the County held 3 community meetings (Town Creek Community Building at 6:00 p.m. on Monday January 27th with 26 attendees, St. James Community Center at 6:00 p.m. on Wednesday January 29th with 129 attendees, and Shallotte BSRI Senior Center on Thursday January 30th with 80 attendees). Ms. Dixon said the consultant is putting together responses to information gathered at the public input meetings. The responses will be provided to staff and the steering committee. Ms. Dixon said the Board and the public will be provided with a copy of the consultant's responses to information gathered at the 3 input meetings. Ms. Dixon said she anticipates a more formal presentation meeting in the Spring and staff is waiting for the outcome of the new Legislative Bill that may change Senate Bill 382.

Mr. Board asked if the House has repealed Senate Bill 382 and Ms. Dixon said she is unsure. Mr. Pages said House Bill 24 to repeal the entire section has not been approved. Mr. Board said Senate Bill 11 said the changes would apply to 10 counties in the northern part of the State, which excluded Brunswick County. Mr. Gaver said he attended the community meeting at Town Creek and staff as well as the consultant did a fantastic job answering questions and educating the public.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that there were no appeals submitted for the previously approved rezoning case Z-904 and Z-907CZ at the 13-Jan-25 Planning Board meeting, so the Board's decision stands.

XI. ADJOURNMENT.

With no further business, Mr. Gaver made a motion to adjourn and the motion was unanimously carried.

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-143

Applicant: Dream Finders Homes

Project Name: Remuda Run

Property Location: Ocean Isle Beach Road SW (SR 1184) and Watts Road SW (SR 1153)

Parcel Number: 2120001910

Zoning District: R-7500 (Medium Density Residential)
R-7500 Density Maximum – 5.8 Dwelling Units per Acre (with water and sewer)
“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”

Surrounding Zoning: R-7500 (Medium Density Residential)

Proposed Use: Remuda Run is a proposed planned development, consisting of 60 single family units and 95 townhouse units on approximately 45.02 acres, creating an overall density of 3.44 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Low Density Residential.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 9.0 acres. The developer is proposing 20.34 acres of dedicated open space. The developer is also proposing 1.55 acres of recreation space of which 1.35 acres are required.
- The proposed project will generate approximately 1,125 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis (TIA) or Warrant Analysis shall be completed and approved by NCDOT prior to construction. A driveway permit from NCDOT will be required prior to the recording of the individual lots. There are no road capacity deficiencies for Ocean Isle Beach Road.

- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 20.34 acres of open space where as 9.0 acres are required.
 2. A street buffer of 30-40 feet shall be installed along Ocean Isle Beach Road.
 3. Sidewalks to be provided on one side of the road throughout the development.
 4. No portion of any lots are located in wetlands.
 5. The stormwater ponds will be constructed to the 100-year storm event.

- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reductions in setbacks.

- No portions of the site are located in a Flood Hazard Zone.

- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.

- TRC was held on December 3, 2024.

If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.

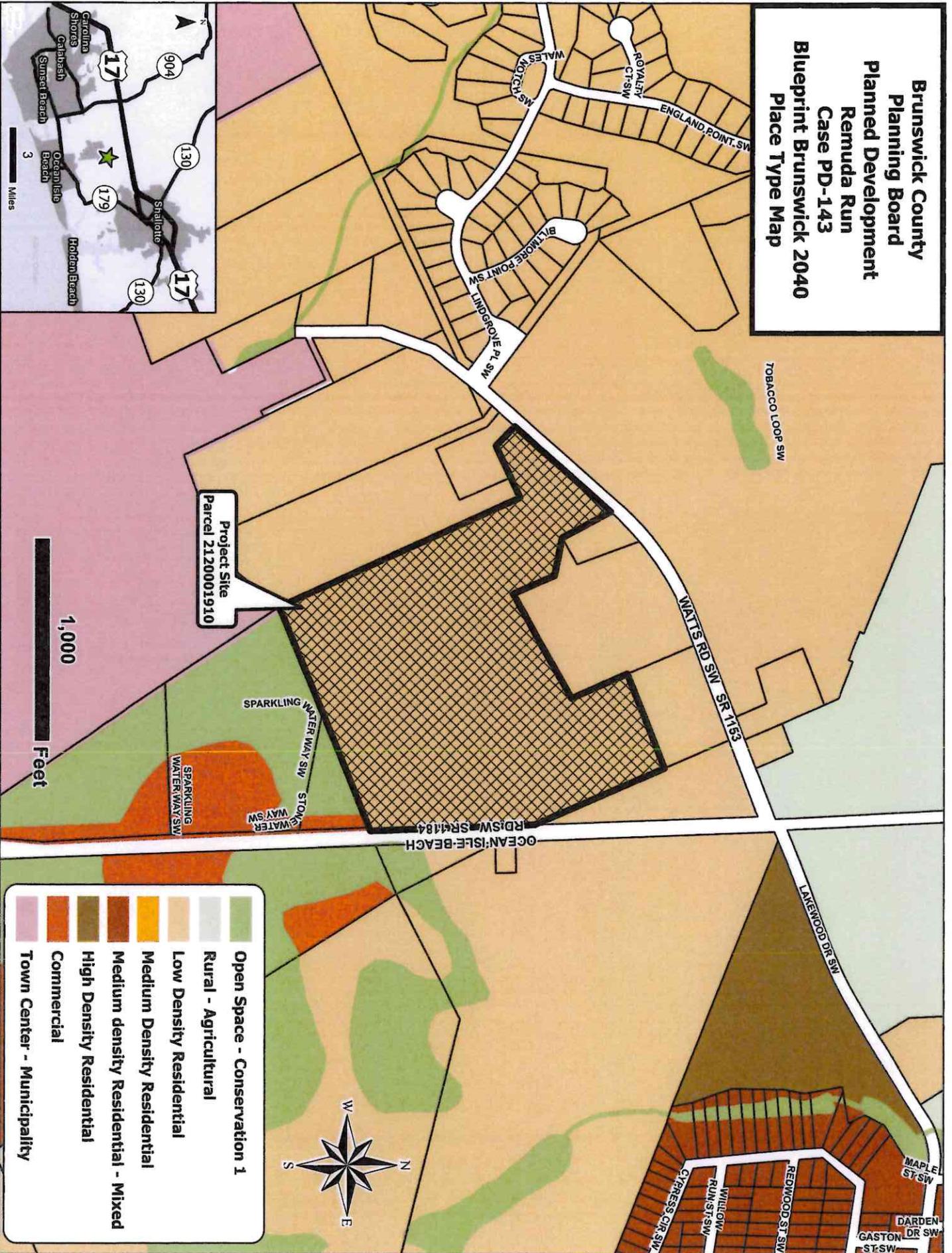
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.

3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

**Brunswick County
Planning Board
Planned Development
Remuda Run
Case PD-143
Imagery Map**



**Brunswick County
 Planning Board
 Planned Development
 Remuda Run
 Case PD-143
 Blueprint Brunswick 2040
 Place Type Map**

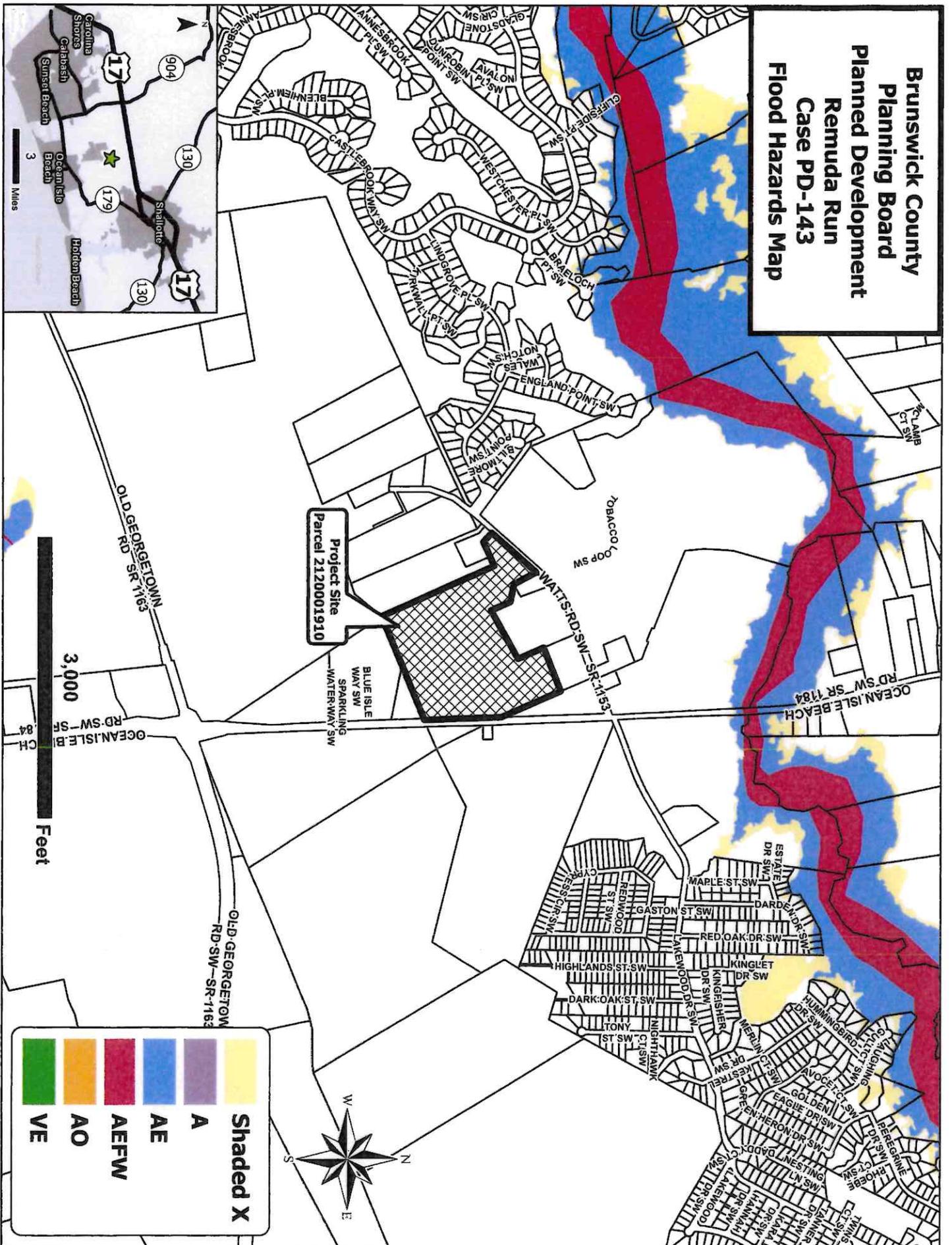


Project Site
 Parcel 21200019110

1,000
 Feet

- Open Space - Conservation 1
- Rural - Agricultural
- Low Density Residential
- Medium Density Residential
- Medium density Residential - Mixed
- High Density Residential
- Commercial
- Town Center - Municipality

**Brunswick County
 Planning Board
 Planned Development
 Remuda Run
 Case PD-143
 Flood Hazards Map**



**Project Site
 Parcel 2120001910**

BLUE ISLE
 WAY SW
 SPARKLING
 WATERWAY SW

TOBACCO
 LOOP SW

WAT'S RD SW SR 1153

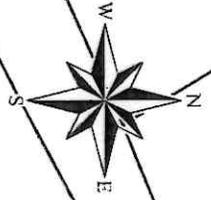
OCEAN ISLE BEACH
 RD SW SR 1184

OLD GEORGETOWN
 RD SR 1163

3,000

Feet

	Shaded X
	A
	AE
	AEFW
	AO
	VE





Planned Development (PD)
Application and Checklist
Fee: \$1,000 (Brunswick County Jurisdiction)
\$968 (City of Northwest Jurisdiction)
 Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <input type="checkbox"/> YES <input type="checkbox"/> NO	

This application is a request to construct a Planned Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot layout, buffers, off-street parking and street widths. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a development as an alternative to a conventional zoning design standards. Please reference Section 4.3.1. of the Unified Development Ordinance (UDO) for requirements regarding Planned Developments (PD's).

Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name Remuda Run Investment, LLC	Phone n/a
	Address 131 Ocean Blvd West	Fax n/a
	City, St, Zip Holden Beach, NC 28462	Email n/a

Applicant or Representative	Name Dream Finders Homes	Phone 843.421.0880
	Address 1016 2nd Ave North Suite 106	Fax n/a
	City, St, Zip North Myrtle Beach, SC 29582	Email david.ellis@dreamfindershomes.com

Property Information	Address Ocean Isle Beach Road (SR1184)
	Tax Parcel(s) 2120001910
	Acreage 45.02
	Current Zoning R-7500
	Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name Remuda Tract	
	Modification or Expansion Of Existing PD? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	Single Family Acres +/- 15.45	Lots 60
	Multi-Family Acres +/- 9.1	Units 90
	Commercial Acres 0	

Authorization	Property Owner Signature _____	Date _____
	Applicant/Representative Signature David J. Ellis	Date 11/6/24

Please submit three folded copies and one electronic copy of the site plan with application.

Planned Development Checklist



BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422
www.brunswickcountync.gov/planning • (910)253-2025

December 6, 2024

Dream Finders Homes
1016 2nd Ave North Suite 106
North Myrtle Beach, SC 29582

**RE: Remuda Run Planned Development
File # PD-143**

To Whom It May Concern:

The Technical Review Committee (TRC) at their December 3, 2024 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- Please revise the open space calculations to reflect the R-7500 zone instead of the RR zone. Note that the minimum open space is 20% of the gross area and recalculate both the general open space and the recreation space.
- Please remove the portions of the lots from the wetlands.
- Please note the zoning of the adjacent properties.
- Please note that the townhome and amenity sites are subject to site specific review.
- Please indicate any mail kiosk locations.
- Please consider increasing the street buffer adjacent to the southern townhome area.
- Please note the emergency gate at Watts road if it is your intent to install one.
- Please note that there are no flood zones present on site.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

- General Notes #7 and #8 adequately address State and County permit requirements.

Comments from Engineering

Bill Pinnix – 910-253-2406 – william.pinnix@brunswickcountync.gov

- Existing 16" watermain on Ocean Isle Beach Road & 8" on Watts Road available for connection.
- Existing 14" high pressure forcemain on Ocean Isle Beach Rd available for connection.
- public pump station installed for Hawthorne and Ocean Isle - if easements can be acquired can possibly connect to gravity system in adjacent development.



BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422

www.brunswickcountync.gov/planning • (910)253-2025

- No water or sewer shown on site plan; pump station site shown; Odor Control will be determined at time of plan review by the Engineering Department; install a hammerhead driveway for pump station site if coming off of Ocean Isle Beach Dr – needed for accessibility of service truck.
- Fire hydrants to be at subdivision entrances and every 500 LF throughout single family and every 400 LF throughout multi-family.
- (1) Double water meter box or (2) single water meter boxes are required on each lot; can install gang meters for townhome section if restricted with spacing – still need a double water meter box or (2) single water meters boxes for each unit.
- gravity sewer is always preferred collection system with one clean-out per lot/unit.
- NCDOT Encroachment would be needed for watermain and forcemain connections on Watts Rd & Ocean Isle Beach Dr.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- General Comments:
 1. Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/> . Select Fire Application and complete all applicable fields. And upload civil/utility plans.
 2. Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.
 3. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.
<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>
- Final plat will require fire approval.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on December 13, 2024.

If you have any questions, please feel free to contact me.

Sincerely,

Marc A. Pages
Brunswick County Principal Planner

PD-143

ADJACENT PROPERTY OWNER(S)

ARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1200019	FRED MALCOLM WATTS TESTAMENTARY TRUST THE		432 JAM RD	TABOR CITY	NC	28463-8608
120001906	LAPINSKI SHELLY SUE AND	PRUETT PEYTON PAUL	5775 WATTS RD SW	OCEAN ISL BCH	NC	28469-5576
280001203	HAWTHORNE MIDWAY OCEAN ISLE LLC		PO BOX 20197	ATLANTA	GA	30325-0197
120001803	MCMULLAN PARTNERS LLC		PO BOX 895	SHALLOTTE	NC	28459-0895
2800012	MCMULLAN PARTNERS LLC		870 OLD CANTON ROAD	MARIETTA	GA	30068
120001911	AXELSSON TINA S		650 OCEAN ISLE BEACH RD SW	SHALLOTTE	NC	28470-6140
280001004	STANLEY MARTIN HOMES LLC		11710 PLAZA AMERICA DR STE 1100	RESTON	VA	20190-4742
280001202	SUH KENDALL HYUNSUK TRUSTEE		PO BOX 5189	OCEAN ISL BCH	NC	28469-7720
120001904	MCGALLIARD BARBARA P		5685 WATTS RD SW	OCEAN ISL BCH	NC	28469-5539
120001905	LAPINSKI SHELLY SUE AND	PRUETT PEYTON PAUL	5775 WATTS RD SW	OCEAN ISL BCH	NC	28469-5576
120001909	PARHAM LARRY M ETUX	PARHAM JENNIFER L	2214 NC HIGHWAY 62 E	JULIAN	NC	27283-9203
120001903	SMITH AMANDA S		1766 E SEA AIRE CANAL SW	SUPPLY	NC	28462-2378
120001807	WILLIAMSON FAMILY NON GST IRREVOC TR ETALS		2618 NEW VILLAGE WAY	WILMINGTON	NC	28405-7426

OWNER(S)

ARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
120001910	REMUDA RUN INVESTMENTS LLC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462

APPLICANT(S)

ARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	DREAM FINDERS HOMES		1016 2ND AVE NORTH SUITE 106	NORTH MYRTLE BEACH	SC	29582

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-140

Applicant: Lennar Carolinas

Project Name: Real Green (formerly Magnolia Farms)

Property Location: Russtown Rd. NW (State Road 1315)

Parcel Number: 16300012

Zoning District: RR (Rural Residential)
RR Density Maximum – 2.9 Dwelling Units per Acre (with water and sewer)
“The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low density residential development, as well as limited nonresidential uses that are supportive of the County’s traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed.”

Surrounding Zoning: RR (Rural Residential) and R-7500 (Medium Density Residential)

Proposed Use: Real Green is a proposed planned development, consisting of 258 single family units on approximately 81.2 acres, creating an overall density of 3.18 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential and Open Space Conservation 1 (OSC-1).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 50-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 12.2 acres. The developer is proposing 36.2 acres of dedicated open space. The developer is also proposing 4.1 acres of recreation space of which 1.8 acres are required.
- The proposed project will generate approximately 2,413 vehicle trips per 24-hour weekday volume. A TIA (Traffic Impact Analysis) has been completed and approved by NCDOT. A driveway permit from NCDOT will be required prior to the recording of the individual lots. There are no road capacity deficiencies for Russtown Road.

- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 36.2 acres of open space where as 12.2 acres are required.
 2. The developer is proposing 4.1 acres of recreation space where as 1.8 acres are required.
 3. Sidewalks to be provided on one side of the road throughout the development.
 4. The stormwater ponds will be constructed to the 100-year storm event.
 5. A 50-foot street buffer on Russtown Road and a 50-foot perimeter buffer.
 6. No lots shall be located in Flood Hazard Zones.
 7. Minimum 25-foot wetland setback.

- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reductions in setbacks.

- A portion of the site is located in a Flood Hazard Zone, however, no lots or proposed structures shall be located in the Flood Hazard Zone.

- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.

- TRC was held on January 15, 2025.

If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

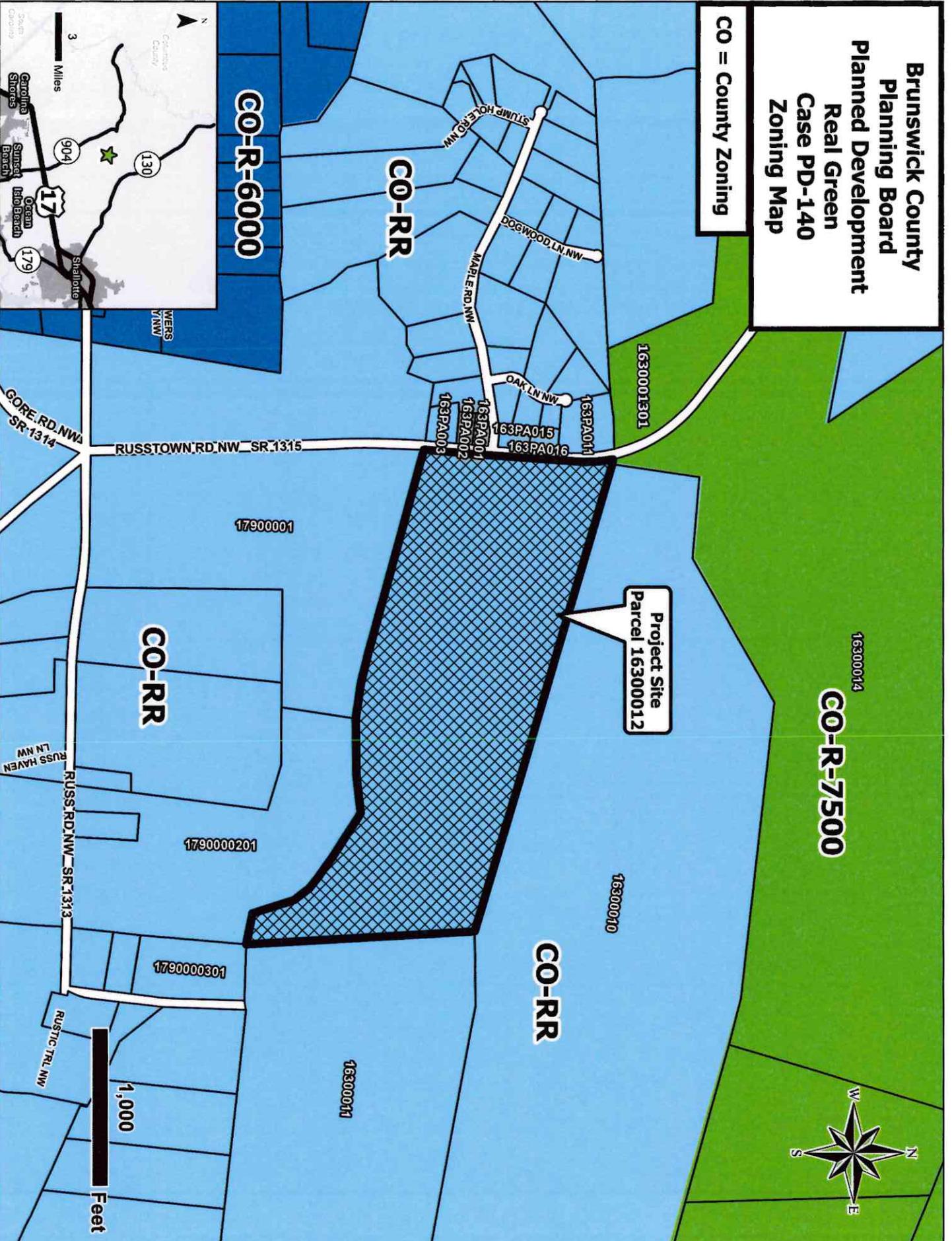
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.

2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.

3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

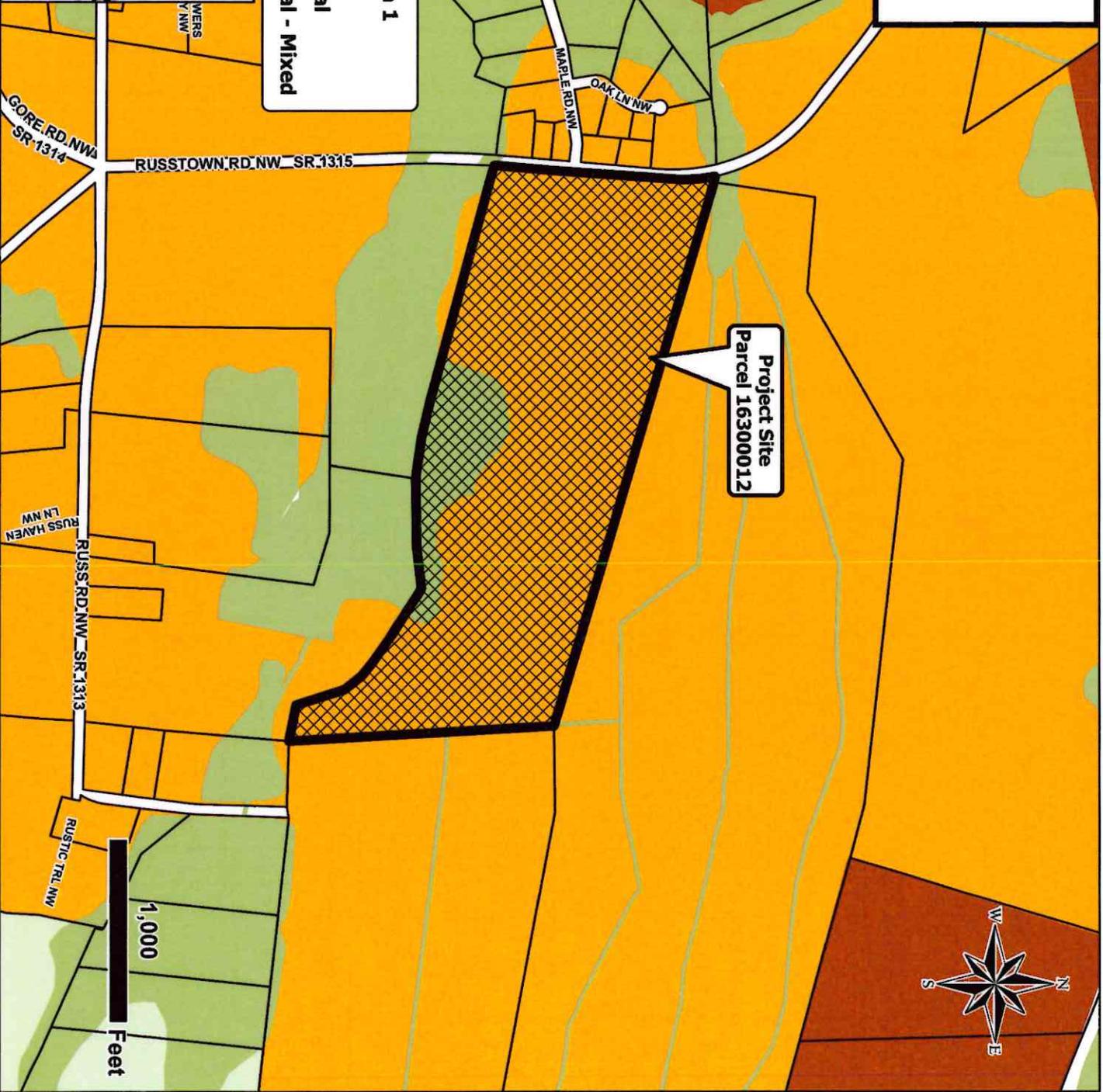
**Brunswick County
Planning Board
Planned Development
Real Green
Case PD-140
Zoning Map**

CO = County Zoning



Brunswick County
Planning Board
Planned Development
Real Green
Case PD-140
Blueprint Brunswick 2040
Place Type Map

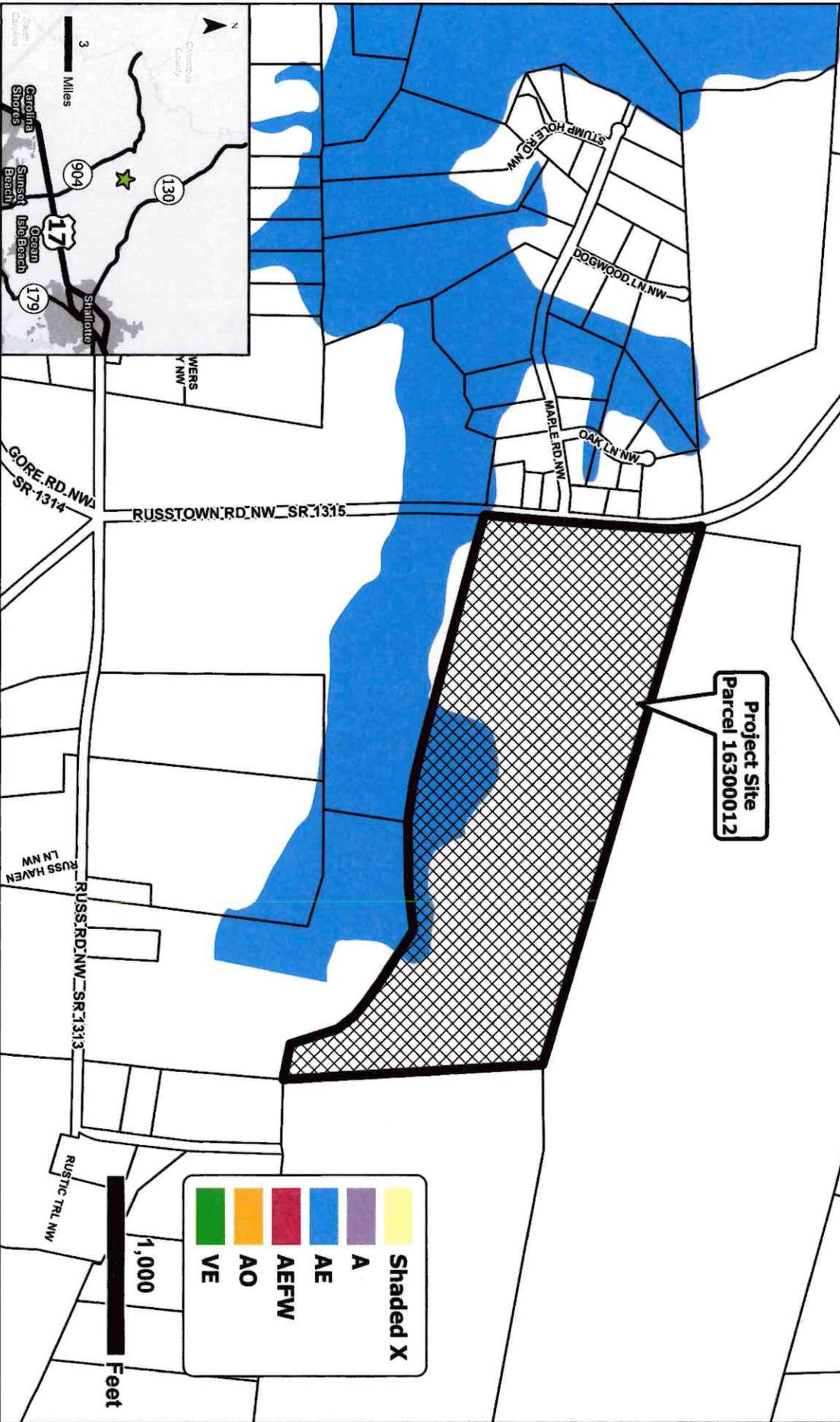
- Open Space - Conservation 1
- Rural - Agricultural
- Medium Density Residential
- Medium Density Residential - Mixed



Project Site
Parcel 16300012



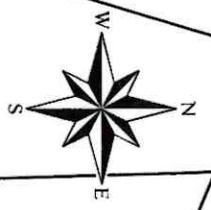
**Brunswick County
 Planning Board
 Planned Development
 Real Green
 Case PD-140
 Flood Hazards**



**Project Site
 Parcel 16300012**

	Shaded X
	A
	AE
	AEFW
	AO
	VE

**1,000
 Feet**





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January 17, 2025

Lennar Carolinas
1359 21st Ave North, Suite 105
Myrtle Beach, SC 29577

**RE: Magnolia Farms Planned Development
File # PD-140**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 15, 2025 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- Planning Staff recommends installing road calming measures on the long straight road within the development.
- Please note turnarounds will be installed on dead end roads that exceed 150 feet in length.
- Please note and revise plan to accommodate the required 75-foot buffer adjacent to any VAD (Voluntary Agricultural District) property.
- Please note that all nonresidential uses are subject to site specific review.
- Please note that an NCDOT approved TIA is required prior to going before the Planning Board.
- Please note screening shall be required where applicable consistent with UDO Section 6.4.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

- A State Stormwater permit will be required.
- A State Erosion Control permit will be required.
- A County SW permit will be required.
- County SW Requirements: Pre/Post for the 1-, 10- and 25-year design storms.
- SCMs must be able to handle the 100-year storm without overtopping the SCMs.
- Add these comments to the Notes section on the Master Plan.



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Comments from Engineering

Bill Pinnix – 910-253-2406 – william.pinnix@brunswickcountync.gov

- Existing 12" watermain at the intersection of Russtown/Russ/Bellamy Rds approx. 0.5 miles away; now current plans to install watermain on Russtown Road in front of this proposed subdivision.
- Closest existing high pressure forcemain (12") at the intersection of Longwood & US Hwy 17; Wastewater Master Plan has plans to install a 12" high pressure forcemain on Longwood Road – looks to be a couple of years before designed/constructed.
- Noted on utility plans that 12" watermain and 8" forcemain to be installed by others?? (At this time, only pump station and forcemain to US Hwy 17 have been reviewed and approved by Engineering for Ashton Farms, no timeline on construction).
- Proposed water –
 - hydrant spacing looks adequate for watermains (every 500 LF).
 - end all mains with a full size gate valve for future connection.
 - Double water meter boxes/(2) single water meter boxes to be installed per lot.
- Proposed sewer --
 - gravity sewer is always preferred (as shown).
 - one sewer clean-out per lot.
 - Odor Control will be determined at time of plan review by the Engineering Department (where it is proposed now Odor Control will probably be required due to proximity of lots/# of lots).
- NCDOT Encroachment would be needed as necessary for watermain extensions/connections and forcemain extensions/connections.

Comments from Floodplain Administration

James Paggioli – 910-253-2054 – james.paggioli@brunswickcountync.gov

General:

- 1) The adjacent AE Flood Zone for Scippio Swamp is a riverine flood zone without a Floodway or NEA Established. Per Flood Damage Prevention Ordinance Section 7.1.5.E (2) Along rivers and streams where BFE data is provided by FEMA or is available from another source but neither floodway nor non-encroachment areas are identified for a Special Flood Hazard Area on the FIRM or in the FIS report, the following requirements shall apply to all development within such areas:
- 2) Until a regulatory floodway or non-encroachment area is designated, no encroachments, including fill, new construction, substantial improvements, or other development, shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community. As such likelihood of Road Extension of Road in front of Pump Station is close to null due to feasibility of construction required to meet the regulation. Additionally the Stormwater Pond within the southern portion of the site must be evaluated, prior to construction and site/pond approval.
- 3) What is the distance for Force Main Construction that is being proposed? Water Main?



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Floodplain: (Must be Conditions of Approval)

- 1) The property is located within the present X Zone with AE 42.2 through 44.2 being adjacent the building lots. The existing topography (grading) of the property are extremely flat and not significantly above the Base Flood Elevation of the adjacent AE Zones. If the buildings were “within” the AE zone, then there would be at least a 2 foot requirement of freeboard for the home to be built to above the Base Flood Elevation. As designed, there is no requirement for the building to be built even at or above the Base Flood Elevation of the adjacent Floodplain. This has been a significant issue for other developed areas with limited or no elevation throughout the development and the new homes (especially slab home construction) being flooded during most significant rainfall event, even less that the 50 year storm or storm system design storm. There should be a condition that all home sites be elevated to at least 2 feet above the adjacent AE Flood Zone.
- 2) The Force Main and Water Main Construction is Required to obtain Floodplain Development Permit prior to construction.
- 3) Sewage Pump Station to have its wet well cover elevated to RFPE of Adjacent AE Flood Zone and all control panels to elevated above a RFPE or 500 year flood plain level, which ever is greater.
- 4) The Stormwater Pond within the southern portion of the site must be evaluated, prior to construction and site/pond approval. See above and must have a Floodplain Development Permit and applied for prior to any construction on the site.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- Hydrant spacing exceeds 500 feet spacing and no point to exceed 250 feet from any point in the road between lots 240 and 110.
- Dead end roads over 150 feet will need an approved turn around for fire apparatus. This includes roads stubbed for potential connection. They can be gravel but would need to meet all weather surface to support fire apparatus of 75,000 lbs.
- Note- a fire development permit will be needed for site and utility plan to include road names. Hydrant flow will be required to be minimum 1,000 GPM or for commercial a minimum of 1,500 GPM in accordance with BrunswickCounty Fire Prevention Ordinance
- General Comments:
 1. Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/>. Select Fire Application and complete all applicable fields. And upload civil/utility plans.
 2. Need to review the “Development / Subdivision Fire approval Guidance document located at the following link.

<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>

- Final plat will require fire approval.



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Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 27, 2025.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Marc A. Pages".

Marc A. Pages
Brunswick County Deputy Planning Director



**Planned Development (PD)
Application and Checklist**
Fee: \$1,000 (Brunswick County Jurisdiction)
\$968 (City of Northwest Jurisdiction)
 Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <input type="checkbox"/> YES <input type="checkbox"/> NO	

This application is a request to construct a Planned Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot layout, buffers, off-street parking and street widths. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a development as an alternative to a conventional zoning design standards. Please reference Section 4.3.1. of the Unified Development Ordinance (UDO) for requirements regarding Planned Developments (PD's).

Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name Real Green Land Investments LLC	Phone (910) 386-9490
	Address 5993 Mill Branch Rd NW	Fax
	City, St, Zip Ash, NC 28420-3201	Email realgreenturf@gmail.com

Applicant or Representative	Name Lennar Carolinas LLC	Phone (843) 901-8360
	Address 1359 21st Ave North, Suite 105	Fax
	City, St, Zip Myrtle Beach, SC 29577	Email Sean Knudsen <sean.knudsen@lennar.com> Nathan Pound <pound.n@tandh.com> Ida Hussey <hussey.i@tandh.com>

Property Information	Address Russtown Rd NW
	Tax Parcel(s) Parcel ID: 16300012 Parcel PIN: 104915625615
	Acreage +/- 81.2 AC
	Current Zoning CO-RR
	Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name Real Green
	Modification or Expansion Yes <input checked="" type="checkbox"/> No Of Existing PD?
	Single Family Acres +/- 81.2 Lots 258
	Multi-Family Acres N/A Units N/A
	Commercial Acres N/A

Authorization	Property Owner Signature <u><i>Ligh Ewertte Milligan</i></u> <small>DocuSigned by: Ligh Ewertte Milligan</small>	Date <u>12/6/2024</u>
	Applicant/Representative Signature <u><i>[Signature]</i></u>	Date <u>12-6-24</u>

Please submit three folded copies and one electronic copy of the site plan with application.

Planned Development Checklist



Transportation Impact Analysis

Magnolia Farms Brunswick County, NC

Prepared for
THOMAS & HUTTON

January 15, 2025



Analysis by: Samuel Starks

Sealed By: Scott A. James, P.E., PTOE

Reviewed By: Scott A. James, P.E., PTOE
AJ Anastopoulo, P.E.



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on, this document by others without written authorization and adaptation by DAVENPORT shall be without liability to DAVENPORT and shall be a violation of the agreement between DAVENPORT and the client.

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Wilmington Regional Office:
1426 Navaho Trail, #108
Wilmington, NC 28409
Main: 910.251.8912; Fax: 336.458.9377

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EXECUTIVE SUMMARY

The Magnolia Farms residential development is located on the east side of the intersection of Russtown Road and Maple Road near Ash in Brunswick County, NC. The proposed development will consist of up to 258 single family residences. Two access points onto Russtown Road are proposed for this development, with the first access creating a westbound at the intersection of Russtown Road and Maple Road, and the second access approximately 550 feet north of the first access. The expected build-out year for this development is 2027. Information regarding the property was provided by Thomas & Hutton.

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with Brunswick County and the North Carolina Department of Transportation. This site has a trip generation potential of 2,413 daily trips: 176 estimated trips in the AM peak hour, and 242 trips in the PM peak hour.

In conclusion, this study has determined the minimal anticipated traffic impact of this development upon the public roadway network. Accordingly, no improvements are recommended to serve future site traffic. The site access driveway conditions summarized in Table A and in Exhibit A should comply with applicable NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and/or Brunswick County standards.

Table A – Summary of Recommended Improvements	
INTERSECTION	RECOMMENDATIONS
Russtown Road at Maple Road and Proposed Driveway 1	<ul style="list-style-type: none"> Design site drive according to applicable NCDOT and/or Brunswick County standards.
Russtown Road at Proposed Driveway 2	<ul style="list-style-type: none"> Design site drive according to applicable NCDOT and/or Brunswick County standards.

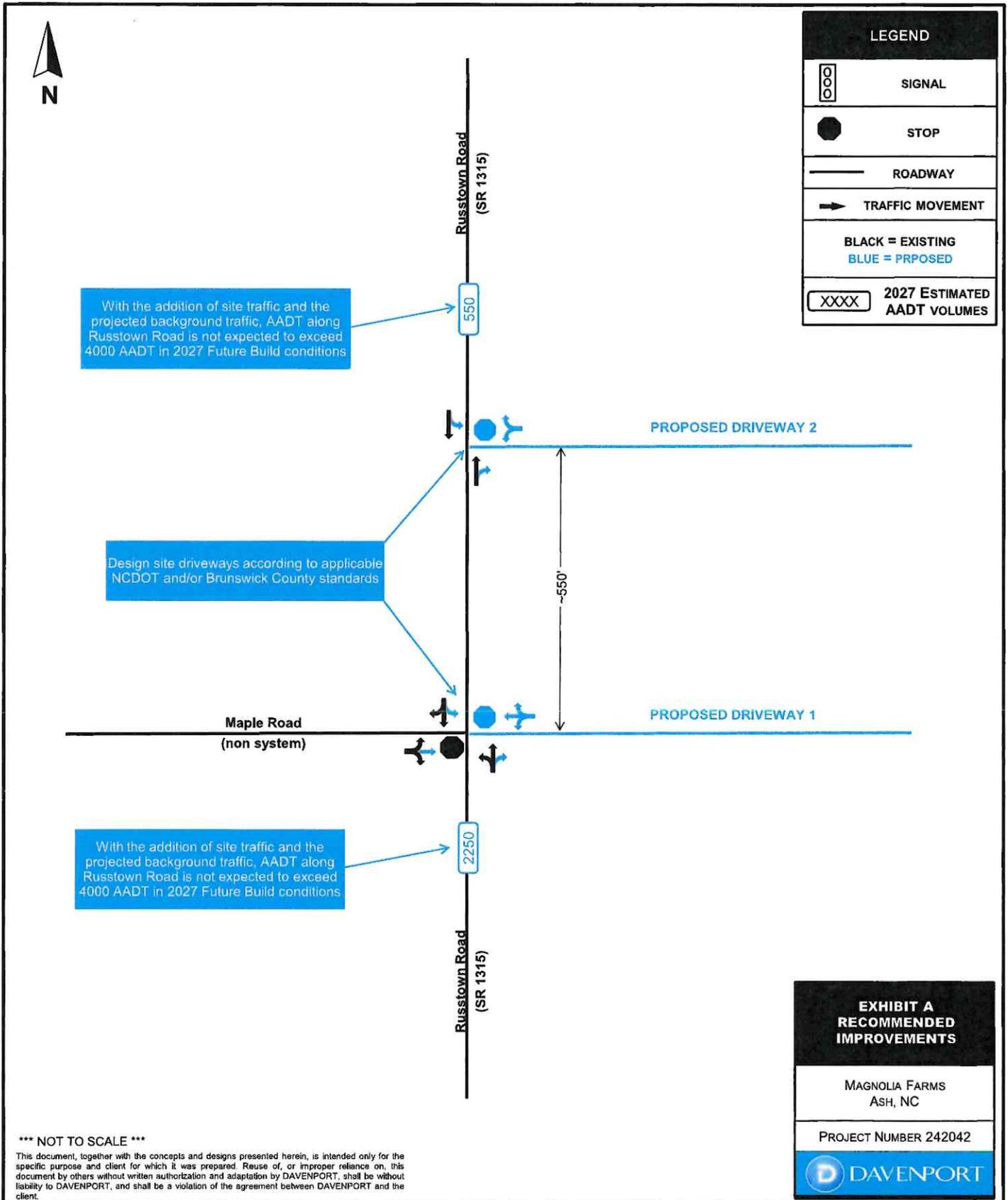




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1.0 Introduction

The Magnolia Farms residential development is located on the east side of the intersection of Russtown Road and Maple Road near Ash in Brunswick County, NC. The proposed development will consist of up to 258 single family residences. Two access points onto Russtown Road are proposed for this development, with the first access creating a westbound approach at the intersection of Russtown Road and Maple Road, and the second access approximately 550 feet north of the first access. The expected build-out year for this development is 2027. Information regarding the property was provided by Thomas & Hutton.

A conceptual site plan is shown in Figure 1. Site location map and a vicinity map are provided in Figures 2A and 2B, respectively.

DAVENPORT was retained to determine the potential traffic impact of this development and to identify transportation improvements that may be required to accommodate the new site traffic. The following intersections are included in the study:

1. SR 1315 (Russtown Road) at Maple Road (non system) / Proposed Driveway 1 (unsignalized)
2. SR 1315 (Russtown Road) at Proposed Driveway 2 (unsignalized)

This intersection was analyzed during the AM and PM peaks for the following conditions:

- 2024 Existing Conditions
- 2027 Future No-Build Conditions
- 2027 Future Build Conditions
- 2027 Future Build Conditions + Improvements

As Russtown Road is currently a two-lane roadway with less than 4,000 Annual Average Daily Traffic (AADT), the anticipated future conditions are not likely to change unless and until additional developments are constructed and contribute traffic to the public roadway(s).

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with Brunswick County and the North Carolina Department of Transportation (NCDOT). It was conducted according to the standards and recommended best practices of the transportation engineering profession.

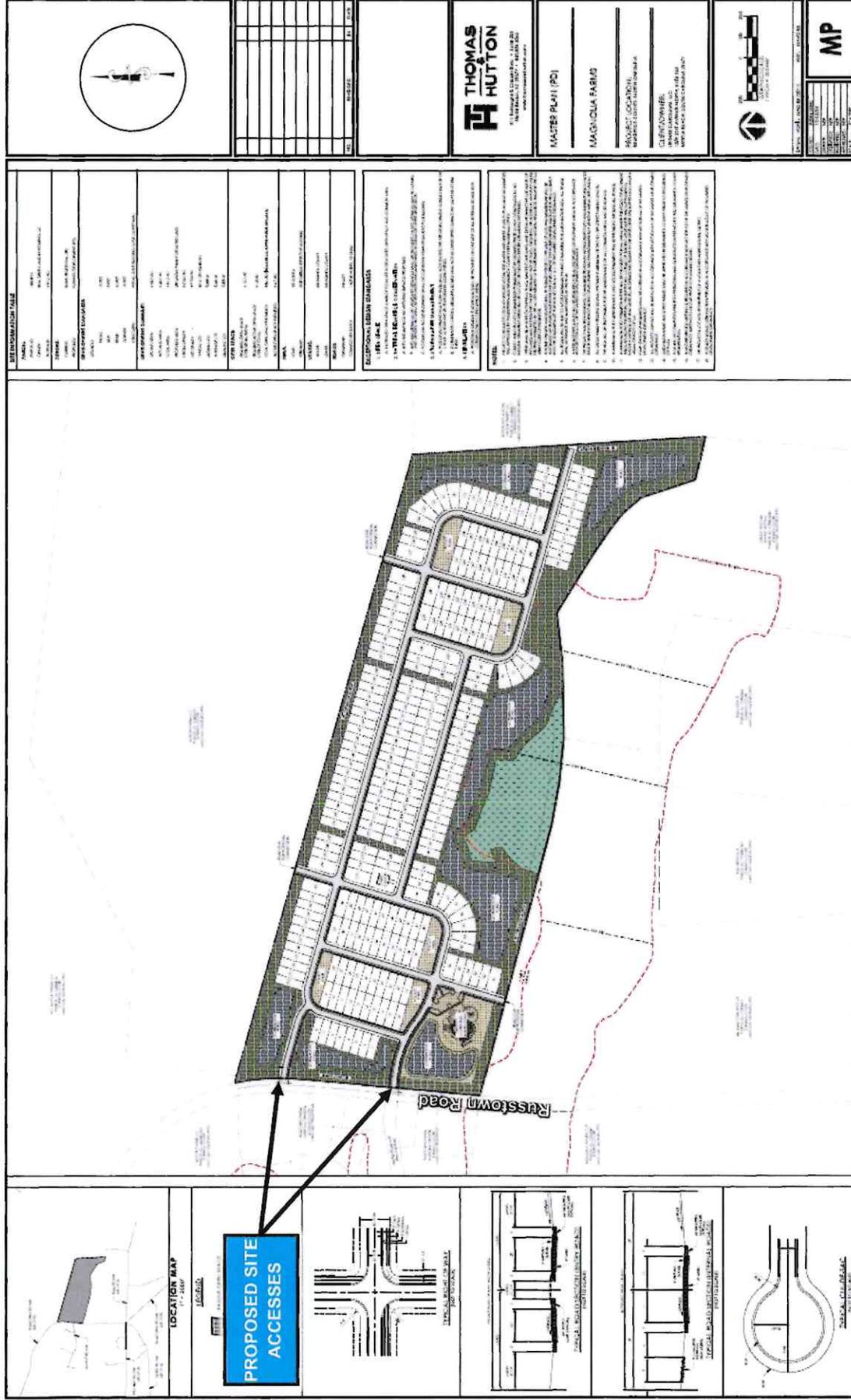


Figure 1 – Site Plan

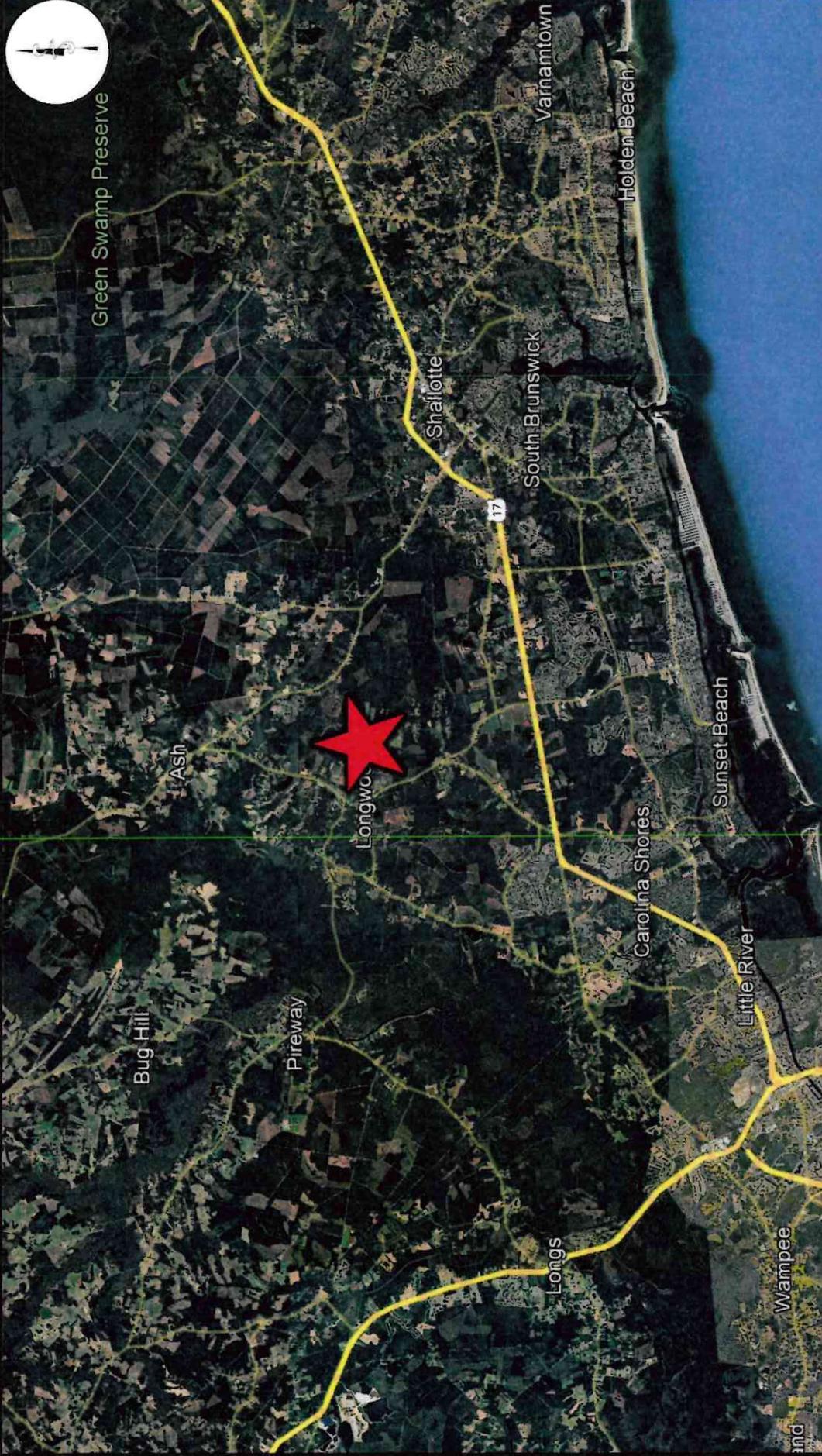
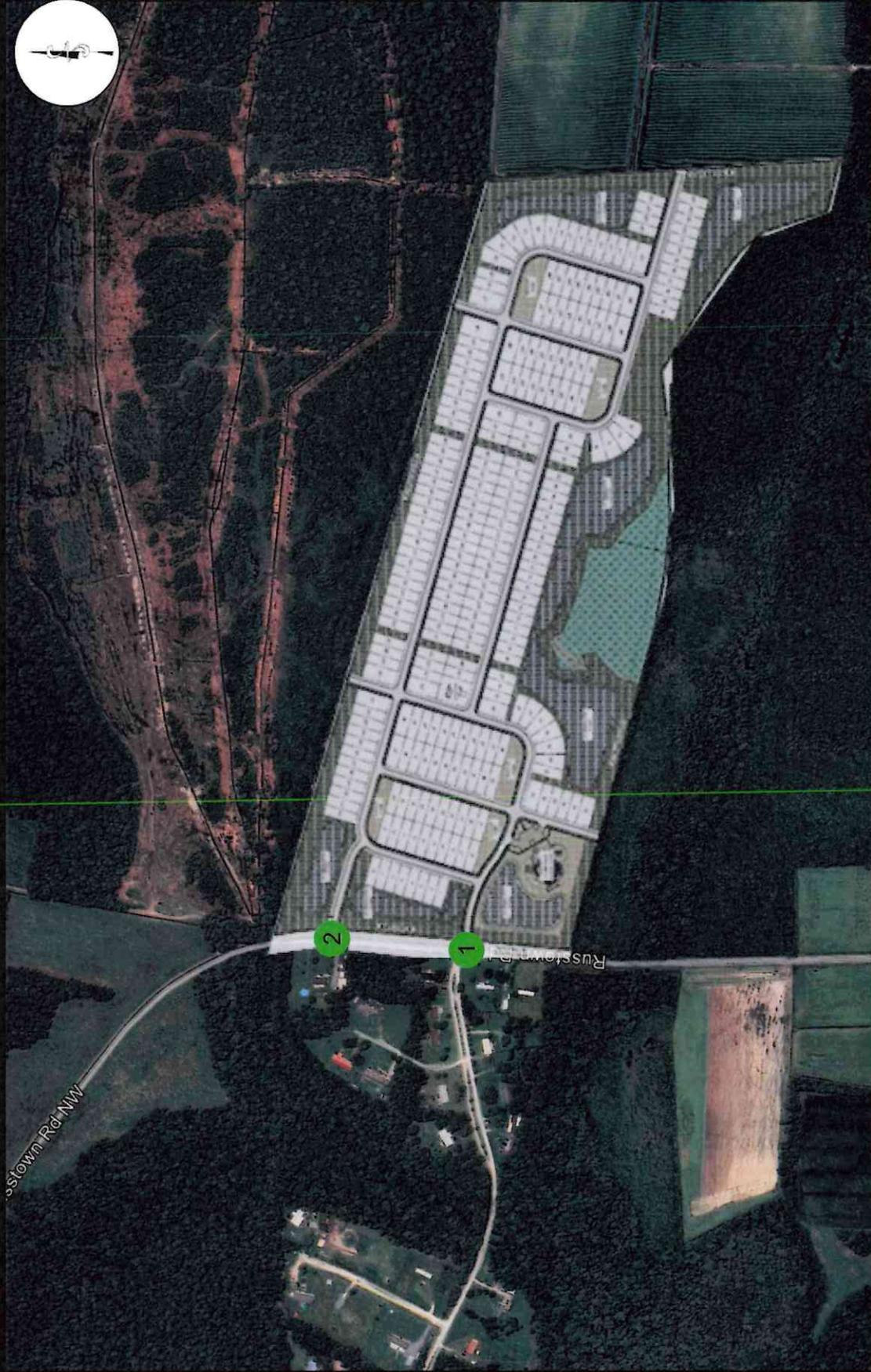


FIGURE 2A
SITE LOCATION MAP







2.0 Existing Conditions

2.1 Inventory

Table 2.1 presents a summary of the study area roadway conditions. Figure 3 shows the existing lane geometry.

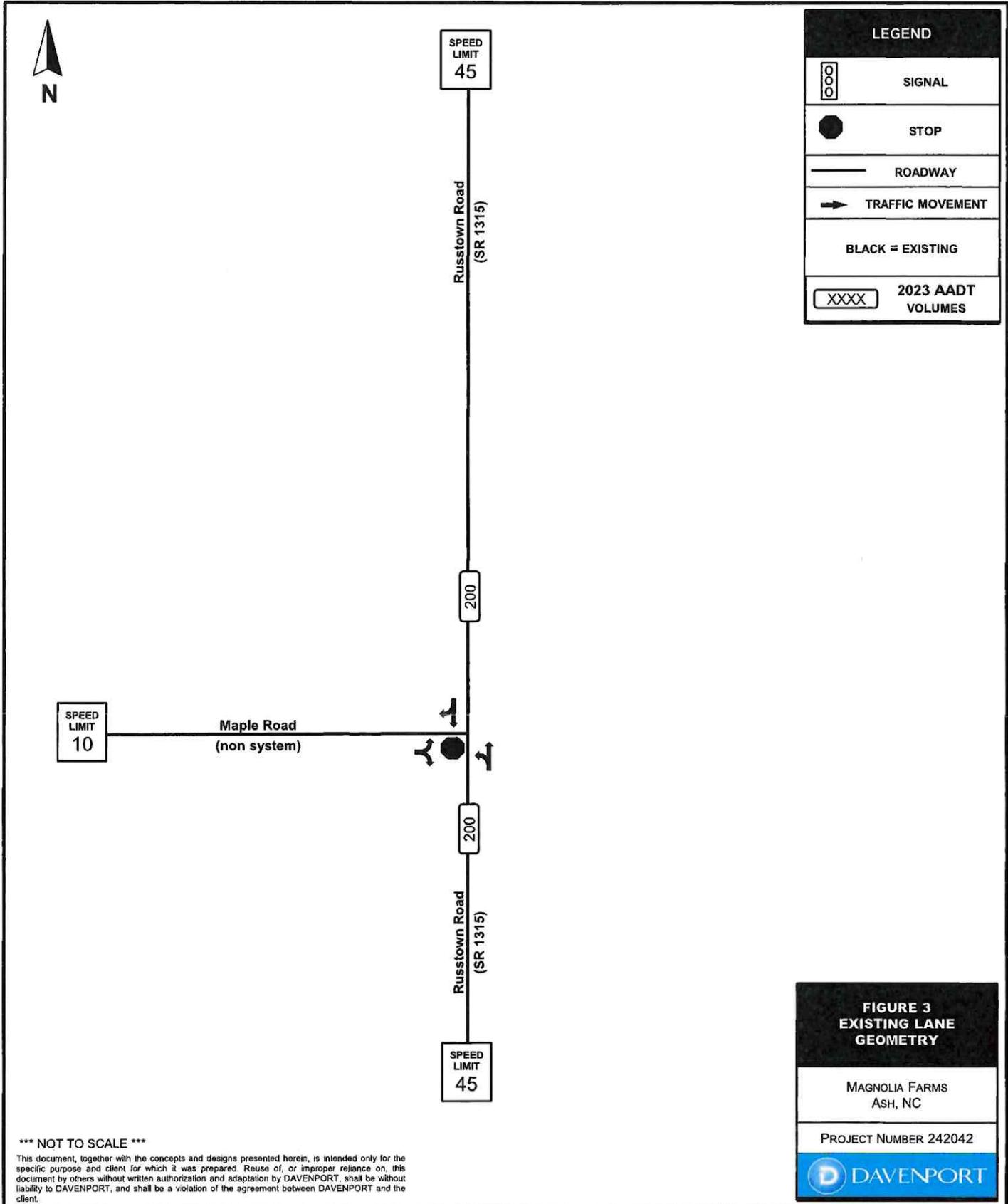
Table 2.1 - Street Inventory						
Facility Name	Route #	2023 AADT (vpd)	Typical Cross Section	Lane Width	Speed Limit (MPH)	Maintained By
Russtown Road	SR 1315	200 ¹	2-lane undivided	9 feet	45	NCDOT
Maple Road	N/A	-	Unimproved	n/a	10	Non-system

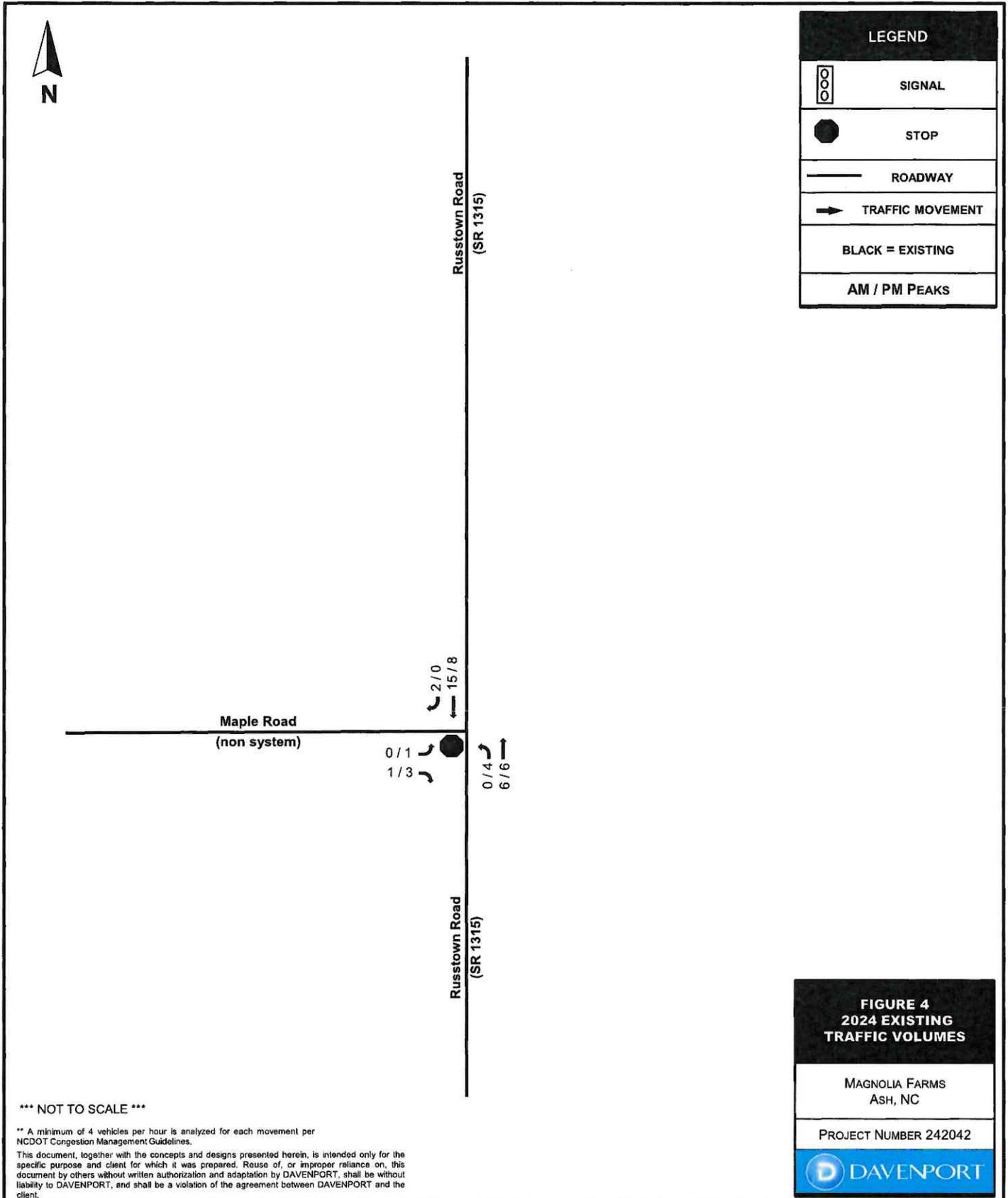
¹ Based on NCDOT traffic counts taken in 2023

2.2 Existing Traffic Volumes

Turning movement counts for this project were collected by Burns Services, Incorporated on Tuesday, October 29, 2024, when local public schools were in session. Table 2.2 contains the location, date, and times these counts were conducted. Additionally, a minimum of four vehicles per hour were assigned to all movements, per NCDOT Congestion Management standards. The existing AM and PM peak hour volumes are shown in Figure 4. Traffic count data are provided in the Appendix.

Table 2.2 - Traffic Volume Data		
Count Location	Date Taken	Hours
Russtown Road at Maple Road (unsignalized)	Tuesday, October 29, 2024	7-9 AM, 4-6 PM







3.0 Approved Development and Committed Improvements

3.1 Approved Developments

Approved developments are projects that have been authorized in the area but are not yet constructed. Per the approved scoping document, there are no approved developments to consider for this study.

3.2 Committed Improvements

Committed improvements are proposed infrastructure changes that are planned by NCDOT, Brunswick County, or that are associated with a prior approved development in the area but are not yet constructed. Per the approved scoping document, there are no committed improvements to be included in this study.

4.0 Methodology

4.1 Baseline Assumptions and Standards

In general, the analysis for this project was conducted utilizing commonly accepted NCDOT standards. Table 4.1 contains a summary of the baseline assumptions.

Annual Growth Rate	1%
Analysis Software	Synchro/SimTraffic
Lane Widths	12 feet ¹
Peak Hour Factor	0.90
Truck Percentage	2%

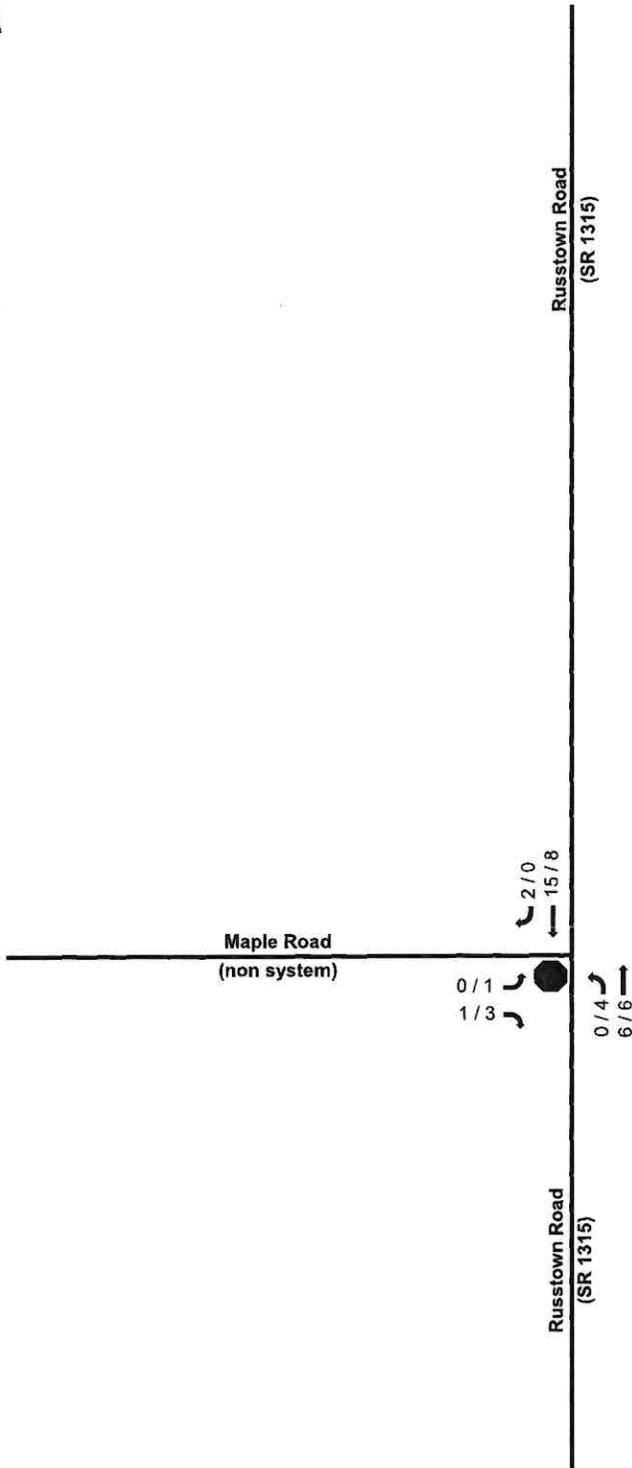
¹ Traffic model parameters were not changed to reflect narrow roadway width

4.2 Future No Build Volumes

2027 future no build traffic volumes were computed by applying a one percent (1%) compounded annual growth rate to the 2024 existing traffic volumes. Figure 5 shows 2027 future no build traffic volumes for AM and PM peaks.



LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING
	AM / PM PEAKS



*** NOT TO SCALE ***

** A minimum of 4 vehicles per hour is analyzed for each movement per NCDOT Congestion Management Guidelines

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on, this document by others without written authorization and adaptation by DAVENPORT, shall be without liability to DAVENPORT, and shall be a violation of the agreement between DAVENPORT and the client.

**FIGURE 5
2027 FUTURE NO
BUILD VOLUMES**

MAGNOLIA FARMS
ASH, NC

PROJECT NUMBER 242042



4.3 Trip Generation

The proposed development will contain up to 258 single family residential homes. The trip generation potential of this site was projected based on the Institute of Transportation Engineers (ITE) 11th Edition Trip Generation Manual and guidance from NCDOT Congestion Management on the selection of appropriate variables. Table 4.2 presents the results.

Table 4.2 - ITE 11th Edition Trip Generation										
Average Weekday Driveway Volumes				Daily	AM Peak Hour			PM Peak Hour		
ITE Land Use and Code	Size		Data Source		Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing, 210	258	Dwelling Units	Adjacent-Equation	2,413	44	132	176	153	89	242
Total Site Trips				2,413	44	132	176	153	89	242

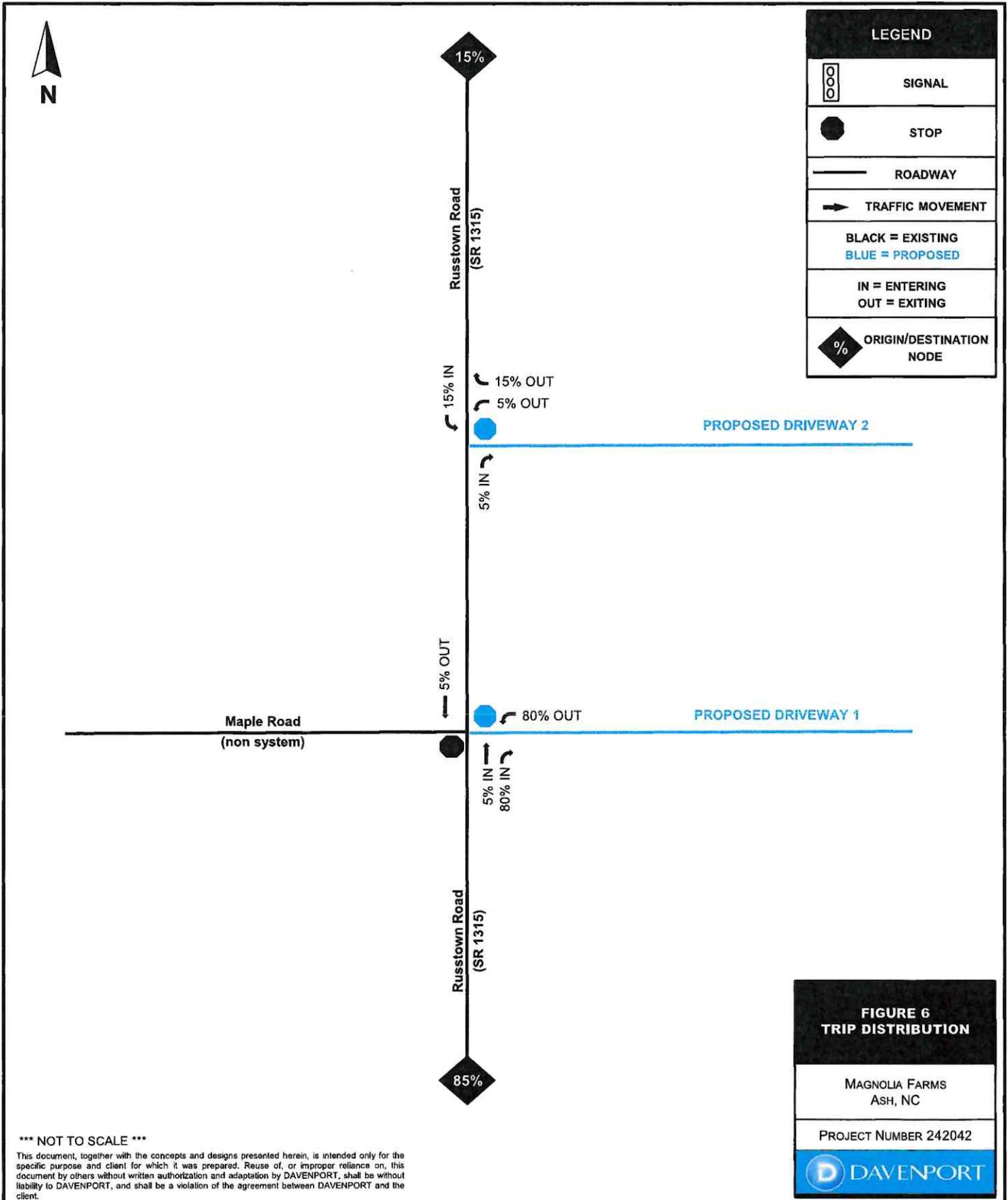
4.4 Trip Distribution and Assignment

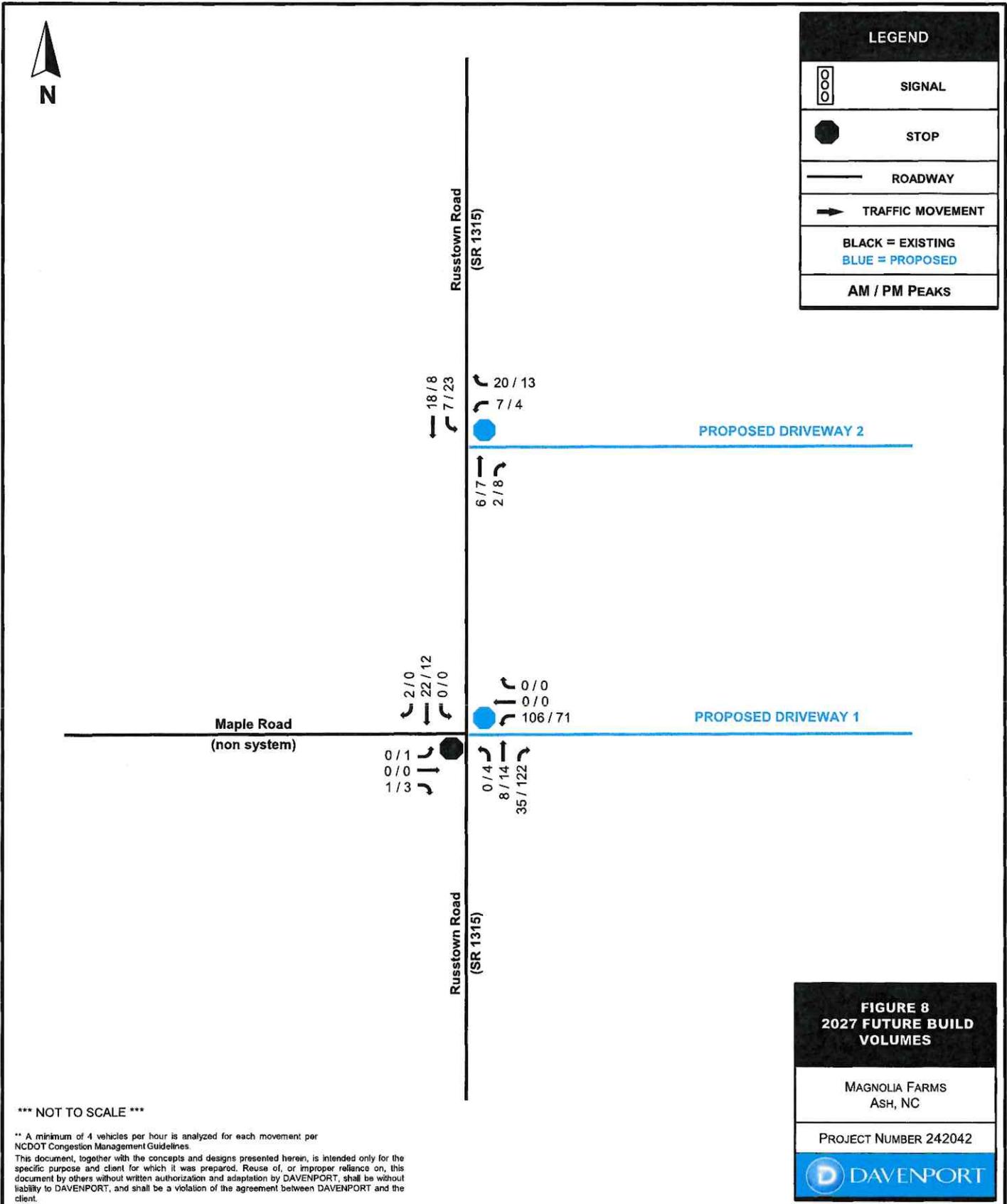
Site trips for this proposed development were distributed based on the existing traffic patterns and engineering judgment. The trip distribution model is shown in Figure 6. The directional distribution for site trips is:

- 85% to/from the south on Russtown Road
- 15% to/from the north on Russtown Road

4.5 Future Build Volumes

Site trip volumes were added to the future no-build volumes to compute the 2027 Future Build volumes. Site trips are shown in Figure 7. Future Build volumes are shown in Figure 8.







5.0 Capacity Analysis

5.1 Level of Service Evaluation Criteria

The Transportation Research Board's *Highway Capacity Manual* (HCM) utilizes the term "level of service" (LOS) to measure how traffic operates in intersections and on roadway segments. There are six levels of service ranging from A to F as shown in Table 5.1. Level of service "A" represents low-volume traffic operations and level of service "F" represents high-volume, oversaturated traffic operations. Synchro traffic modeling software is used to determine the LOS and delay for study intersections. Synchro analysis worksheet reports are provided in the Appendix.

Table 5.1 – Highway Capacity Manual			
Levels of Service and Control Delay Criteria			
Signalized Intersection		Unsignalized Intersection	
Level of Service	Control Delay Per vehicle (seconds)	Level of Service	Delay Range (seconds)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

5.2 Queueing Evaluation

A queueing analysis is performed using Synchro and SimTraffic™ simulation, based on a minimum 10-minute seeding, a 60-minute recording period, and 10 runs. The maximum SimTraffic queues and 95th-percentile Synchro queues are provided. Synchro and SimTraffic queue reports are provided in the Appendix.



5.3 Level of Service and Queueing Results

The results of the capacity and queue analyses are discussed in the following section.

Russtown Road at Maple Road and Proposed Driveway 1 (unsignalized)

In existing and future no-build conditions, the approaches operate at LOS A during both the AM and PM peak hours. Under future build conditions, the approaches will continue to operate at LOS A in both the AM and PM peak hours. The need for left- and/or right-turn lanes was reviewed based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. Applying the projected volumes, a northbound right-turn lane is justified on Russtown Road. However, Russtown Road currently serves AADT volumes below 4,000 vehicles per day and is anticipated to remain under 4,000 vehicles per day with project traffic, therefore, we do not consider turn lanes are necessary. Our review indicated as AADT volumes approach the 4,000 AADT threshold, dedicated turn lanes may become required for subsequent developments. Regardless, the site access should be designed in accordance with applicable NCDOT and/or Brunswick County standards.

Table 5.2 - LOS and Queueing for Russtown Road at Maple Road and Proposed Driveway 1					
Scenario	Overall or Worst Approach	Level of Service per Movement & by Approach (delay in seconds/vehicle)			
		Eastbound	Westbound	Northbound	Southbound
AM Peak Hour					
2024 Existing	A (8.6) EB Approach	LTR A (8.6)		LTR A (2.9)	LTR A (0.0)
	Available Storage (ft)	FULL		FULL	FULL
	95th% Queue (ft)	0		0	0
	Max Queue (ft)	28		0	0
2027 Future No-Build	A (8.6) EB Approach	LTR A (8.6)		LTR A (2.9)	LTR A (0.0)
	Available Storage (ft)	FULL		FULL	FULL
	95th% Queue (ft)	0		0	0
	Max Queue (ft)	28		0	0
2027 Future Build	A (9.6) WB Approach	LTR A (9.0)	LTR A (9.6)	LTR A (0.6)	LTR A (1.0)
	Available Storage (ft)	FULL	FULL	FULL	FULL
	95th% Queue (ft)	0	13	0	0
	Max Queue (ft)	36	65	5	6
PM Peak Hour					
2024 Existing	A (8.5) EB Approach	LTR A (8.5)		LTR A (2.9)	LTR A (0.0)
	Available Storage (ft)	FULL		FULL	FULL
	95th% Queue (ft)	0		0	0
	Max Queue (ft)	28		0	0
2027 Future No-Build	A (8.5) EB Approach	LTR A (8.5)		LTR A (2.9)	LTR A (0.0)
	Available Storage (ft)	FULL		FULL	FULL
	95th% Queue (ft)	0		0	0
	Max Queue (ft)	28		0	0
2027 Future Build	A (9.7) WB Approach	LTR A (9.3)	LTR A (9.7)	LTR A (0.2)	LTR A (1.5)
	Available Storage (ft)	FULL	FULL	FULL	FULL
	95th% Queue (ft)	0	8	0	0
	Max Queue (ft)	29	63	0	7



Russtown Road at Proposed Driveway 2 (unsignalized)

Under future build conditions, this proposed intersection is expected to operate at LOS A in the AM and PM peak hours. The need for left- and/or right-turn lanes was reviewed based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. No turn lanes were found warranted along Russtown Road since this road is expected to have less than 4,000 vehicles per day. As future AADT volumes approach the 4,000 AADT threshold, dedicated turn lanes may become required for subsequent developments. Regardless, the site access should be designed in accordance with applicable NCDOT and/or Brunswick County standards.

Table 5.3 - LOS and Queueing for Russtown Road at Proposed Driveway 2				
Scenario	Overall or Worst Approach	Level of Service per Movement & by Approach (delay in seconds/vehicle)		
		Westbound	Northbound	Southbound
AM Peak Hour				
2027 Future Build	A (8.6) WB Approach	LTR A (8.6)	LTR A (0.0)	LTR A (2.0)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	3	0	0
	Max Queue (ft)	41	0	5
PM Peak Hour				
2027 Future Build	A (8.6) WB Approach	LTR A (8.6)	LTR A (0.0)	LTR A (5.4)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	3	0	0
	Max Queue (ft)	36	0	8



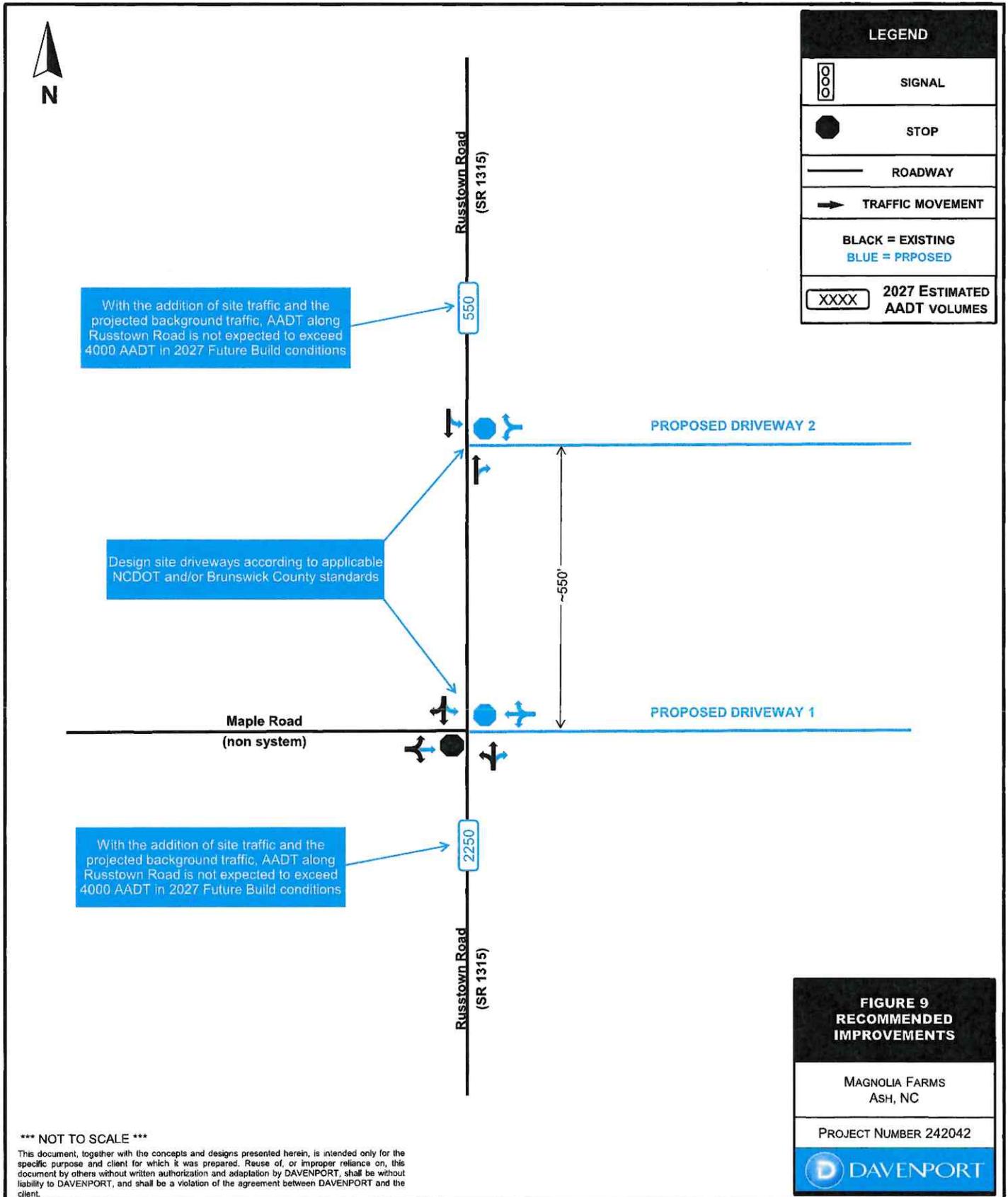
6.0 Summary and Conclusion

The Magnolia Farms residential development is located on the east side of the intersection of Russtown Road and Maple Road near Ash in Brunswick County, NC. The proposed development will consist of up to 258 single family residences. Two access points onto Russtown Road are proposed for this development, with the first access creating a westbound at the intersection of Russtown Road and Maple Road, and the second access approximately 550 feet north of the first access. The expected build-out year for this development is 2027. Information regarding the property was provided by Thomas & Hutton.

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with Brunswick County and the North Carolina Department of Transportation. This site has a trip generation potential of 2,413 daily trips: 176 estimated trips in the AM peak hour, and 242 trips in the PM peak hour.

In conclusion, this study has determined minimal anticipated traffic impact of this development upon the public roadway network. Accordingly, no improvements are recommended to serve future site traffic. The site access recommendations summarized in Table 6.1 and in Figure 9 should comply with applicable NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and/or Brunswick County standards.

Table 6.1 – Summary of Recommended Improvements	
INTERSECTION	RECOMMENDATIONS
Russtown Road at Maple Road and Proposed Driveway 1	<ul style="list-style-type: none"> Design site drive according to applicable NCDOT and/or Brunswick County standards.
Russtown Road at Proposed Driveway 2	<ul style="list-style-type: none"> Design site drive according to applicable NCDOT and/or Brunswick County standards.



PD-140

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
.7900001	MILLIGAN CRAVEN D JR		5993 MILL BRANCH ROAD	ASH	NC	28420
.63PA016	HEWETT ETHAN ETUX	HEWETT DEBORAH	3546 WHITEVILLE RD NW	ASH	NC	28420-3806
.63PA003	GAUSE THURMAN L ETUX	GAUSE EDIE M	616 SEASIDE ROAD	SUNSET BEACH	NC	28468
.63PA002	DESFONDS DAVID AYED ETUX	DESFONDS MANDY LANE	6854 MAPLE RD NW	ASH	NC	28420-2229
.63PA001	DESFONDS DAVID AYED ETUX	DESFONDS MANDY LANE	6854 MAPLE RD NW	ASH	NC	28420-2229
.790000201	GRISSETT WILLIAM WAYNE SR ETALS		1001 RUSSTOWN ROAD	OCEAN ISLE BEACH	NC	28469
.63PA015	LAMB VINCENT H		PO BOX 704	UNALASKA	AK	99685-0704
.63PA011	HOLDEN MICHAEL A AND	HOLDEN JODY A	2039 RUSSTOWN RD NW	ASH	NC	28420-3237
.790000301	FORMYDUVAL DONNIE ET	FORMYDUVAL ANGELA	6590 RUSS RD NW	ASH	NC	28420
.6300010	ASHTON FARMS LLC		205 PERRY LANE RD	BRUNSWICK	GA	31525-9799
.6300011	STANALAND & SONS LAND & TIMBER LLC		PO BOX 150	LONGWOOD	NC	28452-0150
.630001301	ASHTON FARMS LLC		2038 OLEANDER DR	WILMINGTON	NC	28403-2336
.6300014	HIC ASHTON FARMS LLC		777 BRICKELL AVE STE 1270	MIAMI	FL	33131-2804

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
.6300012	REAL GREEN LAND INVESTMENTS LLC		5993 MILL BRANCH RD NW	ASH	NC	28420-3201

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	LENNAR CAROLINAS, LLC		1359 21ST AVE NORTH, SUITE 105	MYRTLE BEACH	SC	29577

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-144

Applicant: H & W Design

Project Name: Dowdy Tract

Property Location: Gilbert RD SE (State Road 1501) & Redbrook PL SE

Parcel Number: 1540006108

Zoning District: R-7500 (Medium Density Residential)
R-7500 Density Maximum – 5.8 Dwelling Units per Acre (with water and sewer)
“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”

Surrounding Zoning: R-7500 (Medium Density Residential)

Proposed Use: Dowdy Property is a proposed planned development, consisting of 46 single family units on approximately 17.7 acres, creating an overall density of 2.60 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Low Density Residential.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 3.54 acres. The developer is proposing 3.75 acres of dedicated open space. The developer is also proposing 2.41 acres of recreation space of which 0.53 acres are required.
- The proposed project will generate approximately 440 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots. There are no road capacity deficiencies for Gilbert Road.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 2.41 acres of recreation space where as 0.53 acres are required.
 2. The stormwater ponds will be constructed to the 100-year storm event.
 3. A 30-foot street buffer on Gilbert Road and Redbrook Place.

- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reductions in setbacks.
- No portion of the site is located in a Flood Hazard Zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on January 15, 2025.

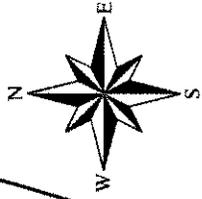
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. Secure and record a road maintenance agreement with Goose Marsh Planned Development prior to construction.
5. Revise the gross density in the site data to state 2.6 dwelling units per acre.

**Brunswick County
Planned Development
Dowdy Property
Case PD-144
Zoning Map**

CO = County Zoning



CO-R-7500

CO-R-7500

CO-R-7500

CO-R-7500

Project Site
Parcel 1540006108

1540006107

1540006108

1540006104

1540006105

1540006105

170001604

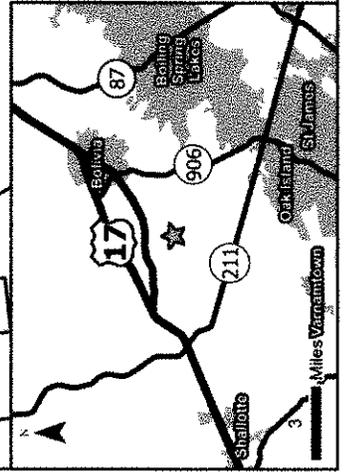
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GILBERT RD SE SR 1501

REDBROOK PL SE

NEWGATE CT SE

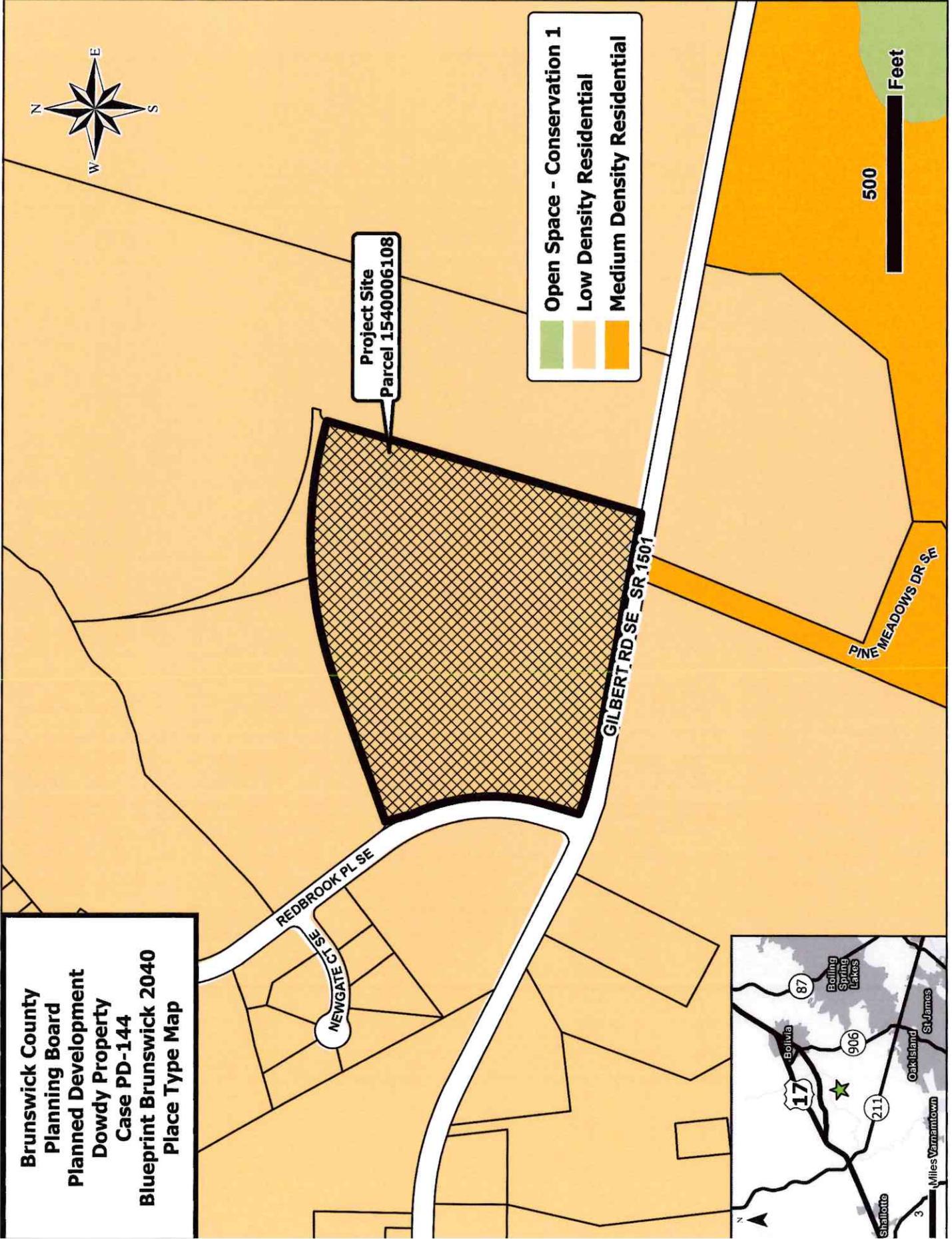


**Brunswick County
Planning Board
Planned Development
Dowdy Property
Case PD-144
Imagery Map**



**Project Site
Parcel 1540006108**





**Brunswick County
Planning Board
Planned Development
Dowdy Property
Case PD-144
Blueprint Brunswick 2040
Place Type Map**

**Project Site
Parcel 1540006108**

- Open Space - Conservation 1**
- Low Density Residential**
- Medium Density Residential**

**500
Feet**

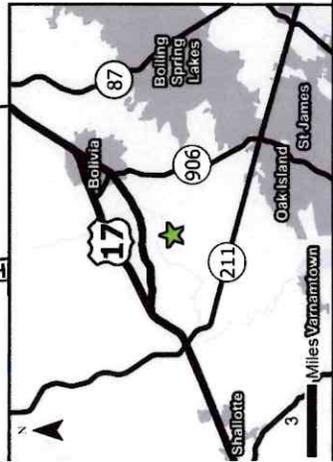
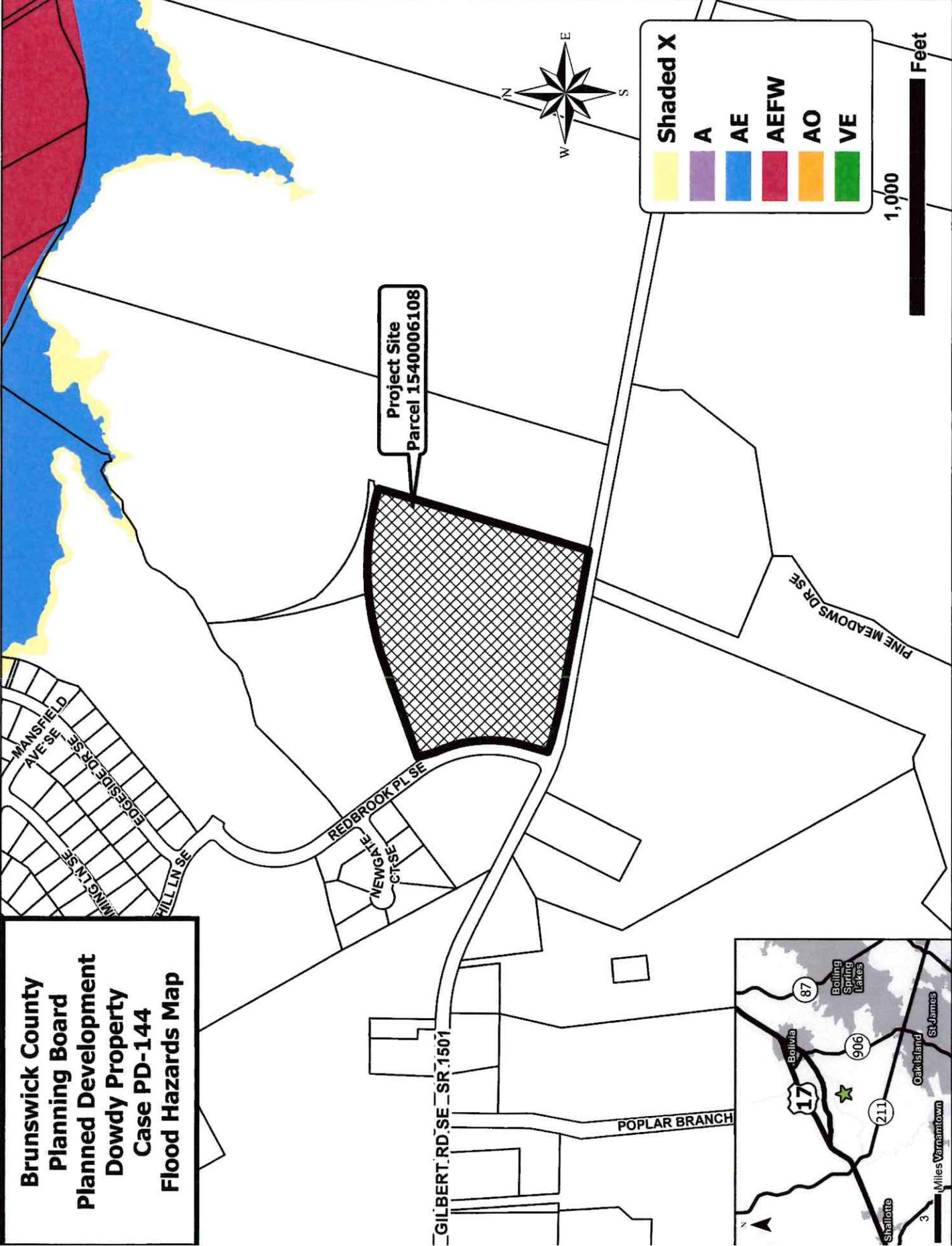
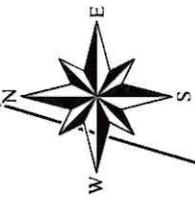


**Brunswick County
 Planning Board
 Planned Development
 Dowdy Property
 Case PD-144
 Flood Hazards Map**

**Project Site
 Parcel 1540006108**

Shaded X

	A
	AE
	AEFW
	AO
	VE





BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422
www.brunswickcountync.gov/planning • (910)253-2025

January 17, 2025

H&W Design
2512 Independence Blvd Suite 200
Wilmington, NC 28412

**RE: Dowdy Tract Planned Development
File # PD-144**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 15, 2025 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- Please note that a Road Maintenance Agreement would be required with Goose Marsh for the use of Redbrook Place.
- Please revise plan to show a street buffer fronting on Redbrook Place.
- Please consider placing an easement over the Goose Marsh sign that encroaches on the Dowdy property.
- Please list minimum and average lot sizes and widths.
- Please list proposed setbacks.
- Please specify recreation space uses.
- Please note on the site plan that the project is located within a half mile of a Voluntary Agricultural District (VAD).
- Please note that all nonresidential uses are subject to site specific review.
- Please note screening shall be required where applicable consistent with UDO Section 6.4.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

- A State Stormwater permit will be required.
- A State Erosion Control permit will be required.
- A County SW permit will be required.
- County SW Requirements: Pre/Post for the 1-, 10- and 25-year design storms.
- SCMs must be able to handle the 100-year storm without overtopping the SCMs.
- Add these comments to the Notes section on the Master Plan.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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Comments from Engineering

Bill Pinnix – 910-253-2406 – william.pinnix@brunswickcountync.gov

- Existing 8" watermain on Redbrook PI with an 8" stub out to this property adjacent to Amenity Center proposed site (northern border).
- Existing 8" gravity sewer stubbed out to this property – adjacent to the Amenity Center proposed site (northern border); note on plans incorrect – the as-builts drawings/GIS do show a watermain and gravity main stubbed out to this parcel.
- Fire hydrants to be spaced every 500 LF – spacing looks to be adequate.
- Double water meter boxes/(2) single water meter boxes to be installed per lot.
- Gravity sewer is always the preferred sewer and will need to be designed and installed to the furthest extent possible (according to GIS the manhole stub out is ~ 6.5' deep - gravity sewer extension is possible).
- One 4" sewer clean-out per lot.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- Project indicates hydrant spacing at 800 feet. This is required to be 500 feet spacing with no point on the road to exceed 250 feet by measuring along the road.
- Note- Fire Development Permit will be required which will check fire hydrant locations, hydrant flow and street name signs. Hydrant flow for residential is minimum 1,000 GPM.
- General Comments:
 1. Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/>. Select Fire Application and complete all applicable fields. And upload civil/utility plans.
 2. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.
<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>
- Final plat will require fire approval.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 27, 2025.

If you have any questions, please feel free to contact me.

Sincerely,



BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422

www.brunswickcountync.gov/planning • (910)253-2025

Marc A. Pages

Brunswick County Deputy Planning Director



**Planned Development (PD)
Application and Checklist**
Fee: \$1,000 (Brunswick County Jurisdiction)
\$968 (City of Northwest Jurisdiction)
 Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <input type="checkbox"/> YES <input type="checkbox"/> NO	

This application is a request to construct a Planned Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot layout, buffers, off-street parking and street widths. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a development as an alternative to a conventional zoning design standards. Please reference Section 4.3.1. of the Unified Development Ordinance (UDO) for requirements regarding Planned Developments (PD's).

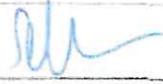
Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name Drapac Investments, LLC (c/o Jo Ann Dowdy) Phone 404-480-4900
	Address 1031 Marietta Street NW Fax _____
	City, St, Zip Atlanta, Georgia 30318 Email Tom@stbourke.com

Applicant or Representative	Name H + W Design Phone 910-470-9383
	Address 2512 Independence Blvd. Suite 200 Fax _____ Wilmington, NC 28412
	City, St, Zip _____ Email dweeks@h-wdesign.com

Property Information	Address Gilbert Rd and Red Brook Place
	Tax Parcel(s) 1540006108
	Acreage 17.7
	Current Zoning R 7500
	Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name Dowdy Property
	Modification or Expansion Of Existing PD? Yes No X
	Single Family Acres _____ Lots 46
	Multi-Family Acres 0 Units _____
	Commercial Acres 0

Authorization	Property Owner Signature  Date 12-11-2024
	Applicant/Representative Signature  Date 12/11/2024 Daniel Weeks

Please submit three folded copies and one electronic copy of the site plan with application.

Planned Development Checklist

PD-144

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1700001604	PETRUSIC DREW A ETUX	PETRUSIC BARBARA C	891 GILBERT RD SE	BOLIVIA	NC	28422-9062
1540006105	GOOSE MARSH NC LLC	% COLD RIVER LAND LLC	PO BOX 2249	CUMMING	GA	30028-6501
1540006107	CAISON DONALD ERIC ETUX	CAISON JENNIFER O	880 GILBERT ROAD SE	BOLIVIA	NC	28422
1540006109	GOOSE MARSH LLC		2528 INDEPENDENCE BLVD STE 104	WILMINGTON	NC	28412-2590
1700001602	CUMBEE JOSHUA N ETUX	CUMBEE TARA P	737 GILBERT RD SE	BOLIVIA	NC	28422-8755
1540006103	LAURIMAR ROAD LLC		1031 MARIETTA ST NW	ATLANTA	GA	30318-5505
1540006104	LAURIMAR ROAD LLC		1031 MARIETTA ST NW	ATLANTA	GA	30318-5505
1700001603	PHILLIPS BENJAMIN THOMAS		901 GILBERT RD SE	BOLIVIA	NC	28422-8404
1700001609	CUMBEE JOSHUA N ETUX	CUMBEE TARA P	737 GILBERT RD SE	BOLIVIA	NC	28422-8755

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1540006108	DOWDY JOANN C		105 SE 74TH ST	OAK ISLAND	NC	28465-4341

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	H + W DESIGN		2512 INDEPENDENCE BLVD SUITE 200	WILMINGTON	NC	28412

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-145

Applicant: H & W Cape Fear Engineering

Project Name: Timber Farms Planned Development Modification

Property Location: Ocean Highway West (US 17) and Longwood Road NW (NC 904)

Parcel Numbers: 19400008, 19500004, 21100063, 2110004607, 2110006904, 21100069 & 2110006905

Zoning District: R-7500 (Medium Density Residential) and CLD (Commercial Low Density)

Surrounding Zoning **North:** R-7500 and RR (Rural Residential)
South: R-7500 and CLD
East: R-7500, RR and CLD
West: R-7500

Proposed Use: Timber Farms is a previously approved (September 2024) planned development that consisted of 1,700 single family units, 300 townhome units, and 500 multi-family units on approximately 849.97 acres, creating an overall density of 2.94 dwelling units per acre. The applicant is proposing a modification to the approved development involving a change to the connectivity of the site by gating the northwest portion of the development for an age targeted community. The proposed modification also includes a change to the unit type, consisting of 1,708 single family units, 228 duplex units, 164 townhome units, & 400 multi-family units on approximately 849.97 acres, creating an overall density of 2.94 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential Mixed, and OSC-1 (Open Space Conservation).
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is 169.9 acres of which a minimum of 25.4 acres is required to be active recreation space. The developer is proposing 231.2 acres of dedicated open space of which 61.3 acres is to be recreational.
- The proposed 2,500 residential units will generate approximately 21,317 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis has been completed and approved by NCDOT. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.

- Tax Parcel 2110006902 is not part of the project but access will be provided per note #22 on the master plan.
- There are no school capacity deficiencies within this district.
- The Exceptional Design elements to be included in the project are as follows:
 1. Sidewalks are to be provided on one side of all streets.
 2. The developer is proposing 250 additional parking spaces over the minimum in the multifamily areas.
 3. The developer is proposing 231.2 acres of open space where as 169.9 acres are required.
 4. The developer is proposing 61.3 acres of recreation space where as 25.4 acres are required.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- No portions of the site are located within a Flood Hazard Zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on January 15, 2025.
- A neighborhood meeting was held on February 27, 2025.

If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

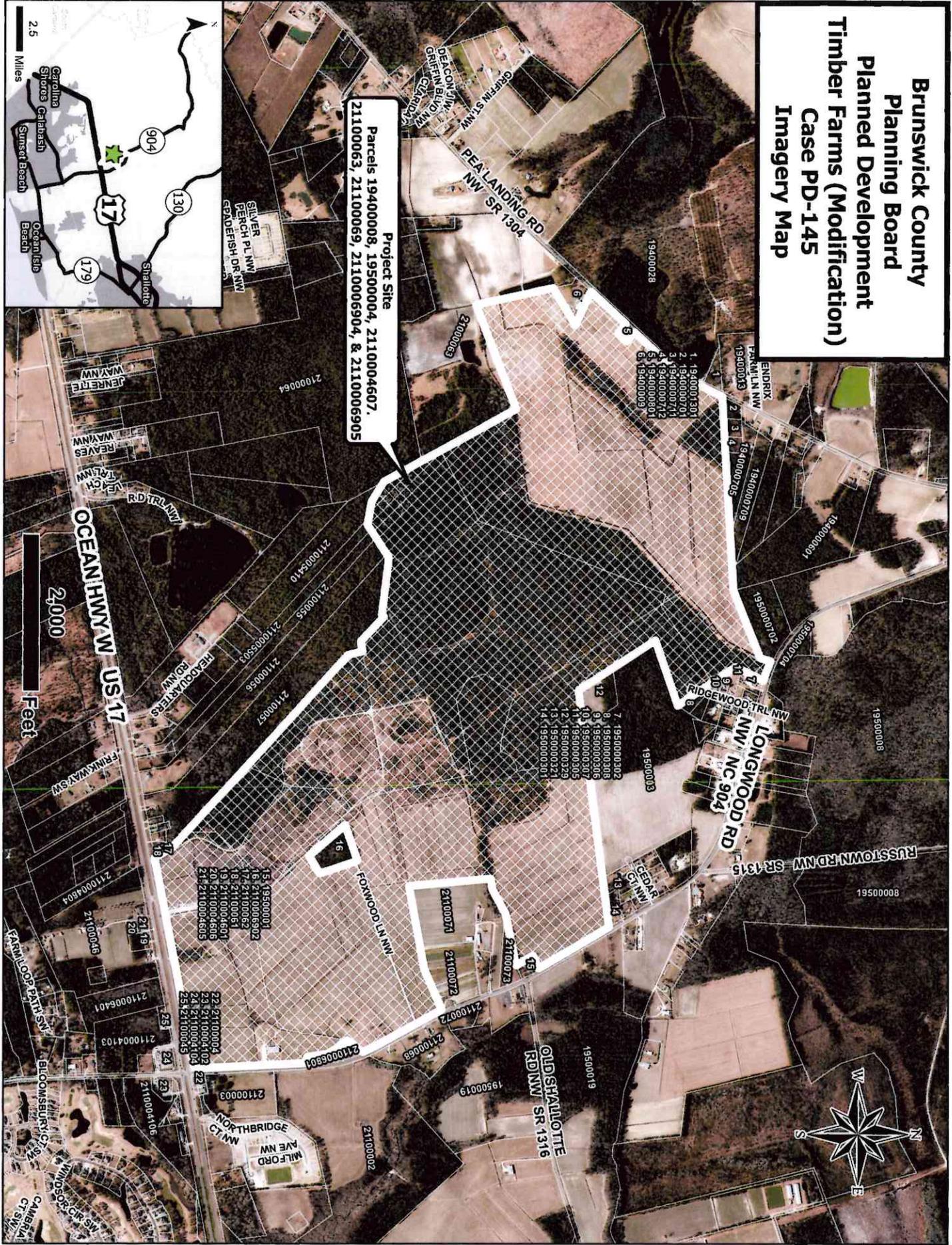
Staff does not recommend approval of the proposed modification based upon the following findings:

1. The proposed configuration of the modified collector street layout would negatively affect vehicular connectivity in the area.

If the Planning Board approves the proposed Planned Development modification, Planning Staff recommends the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance (UDO).
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

**Brunswick County
 Planning Board
 Planned Development
 Timber Farms (Modification)
 Case PD-145
 Imagery Map**



Project Site
 Parcels 19440008, 19500004, 2110004607,
 21100063, 21100069, 2110006904, & 2110006905

1. 1940003301
2. 1940000701
3. 1940000711
4. 1940000712
5. 1940000901
6. 1940000903

7. 1950000302
8. 1950000308
9. 1950000309
10. 1950000307
11. 1950000305
12. 1950000329
13. 1950000321
14. 1950000301

15. 19500001
16. 2110006902
17. 21100062
18. 21100061
19. 2110004607
20. 2110004606
21. 2110004605

22. 21100004
23. 211000102
24. 211000104
25. 211000045

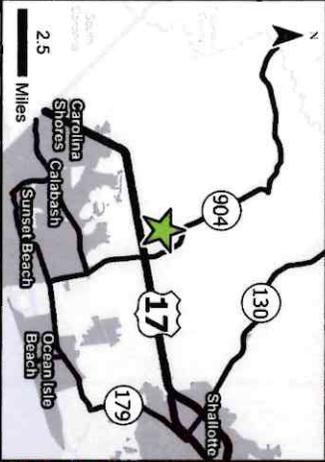


2,000 Feet

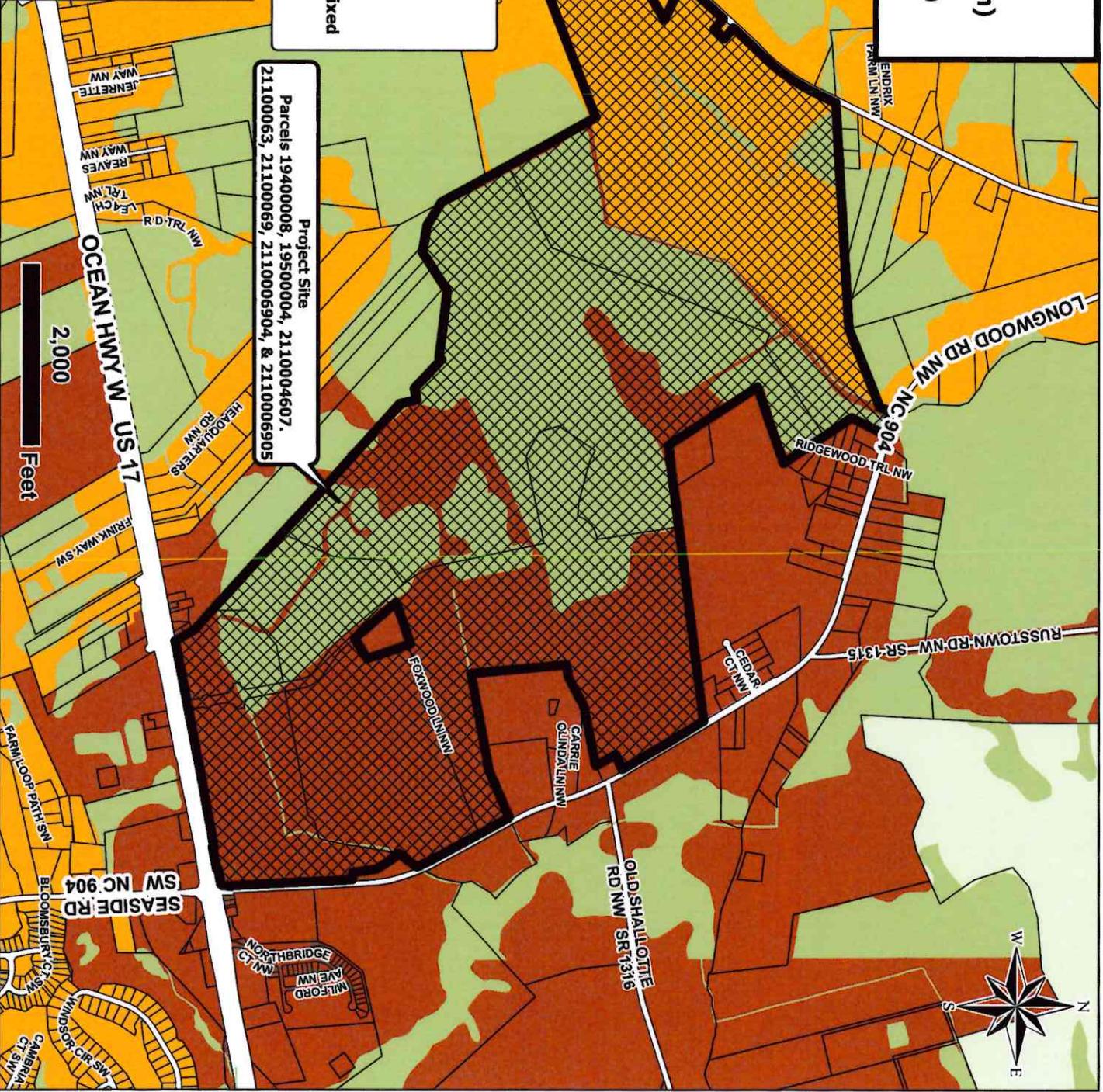


**Brunswick County
 Planning Board
 Planned Development
 Timber Farms (Modification)
 Case PD-145
 Blueprint Brunswick 2040
 Place Type Map**

- Open Space - Conservation 1
- Rural - Agricultural
- Low Density Residential
- Medium Density Residential
- Medium density Residential - Mixed
- Institutional

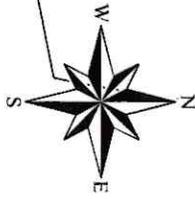
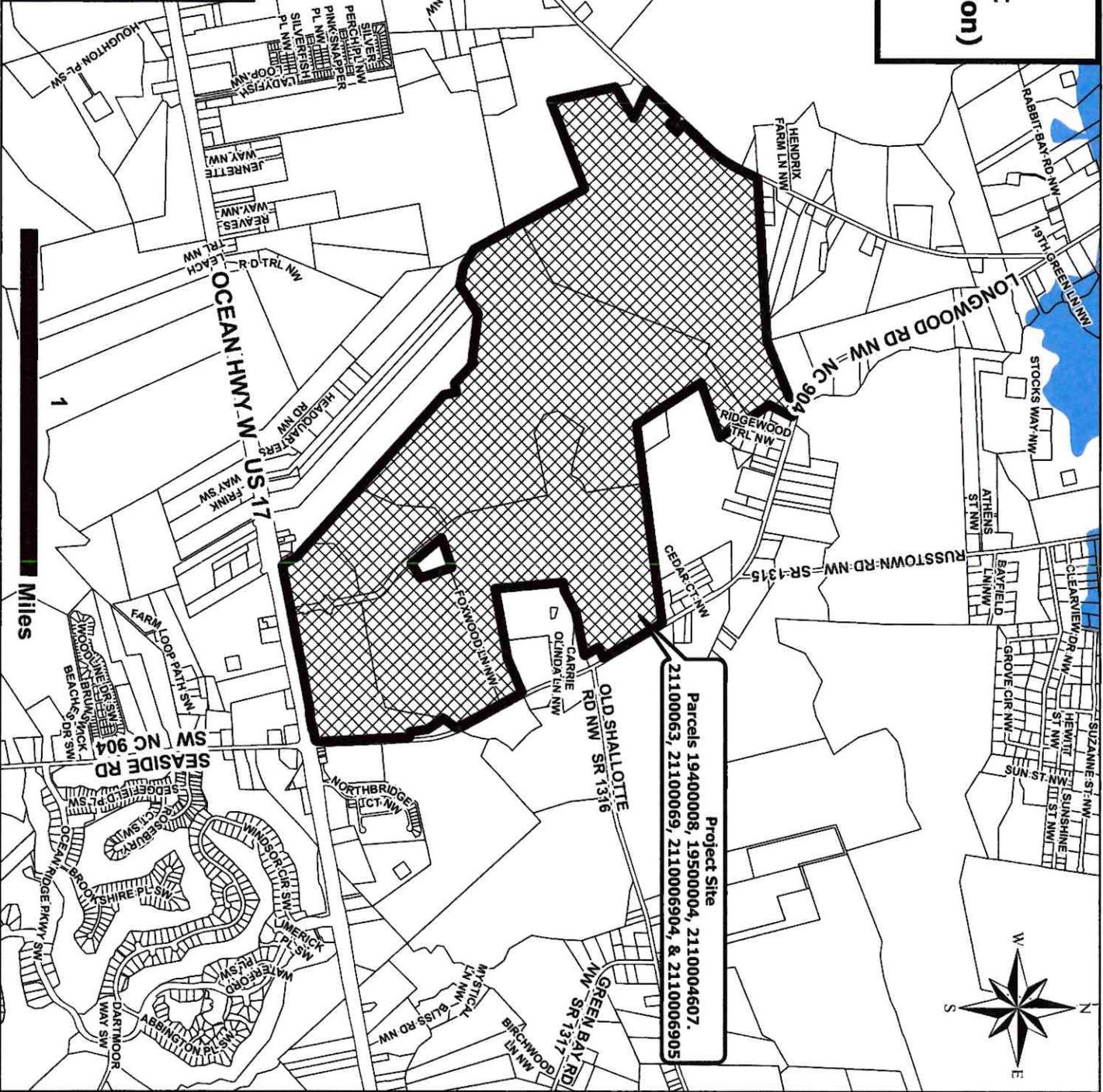
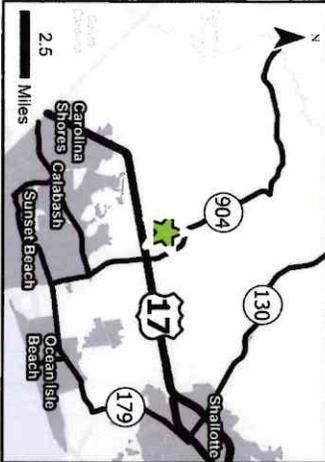


Project Site
 Parcels 19400008, 19500004, 2110004607,
 21100063, 21100069, 2110006904, & 2110006905



**Brunswick County
Planning Board
Planned Development
Timber Farms (Modification)
Case PD-145
Flood Hazards Map**

Shaded X	Yellow
A	Purple
AE	Blue
AEFW	Red
AO	Orange
VE	Green





BRUNSWICK COUNTY PLANNING DEPARTMENT

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www.brunswickcountync.gov/planning • (910)253-2025

January 17, 2025

Matt Haley
151 Poole Road Suite 100
Leland, NC 28451

**RE: Timber Farms Planned Development Modification
File # PD-145**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 15, 2025 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- As per our previous discussions, Planning Staff does not recommend gating the spine road to Pea Landing Road. This would limit connectivity in the area which is important due to the school on Pea Landing Road and the future commercial area at the front of Timber Farms. Gating the side streets off of the spine road would be preferable.
- The gate design at Pea Landing Road should be redesigned to account for automobile stall depth. Furthermore, the first intersection past the gate should be more distant from the gate to accommodate traffic ingress and egress.
- Please confirm with NCDOT if a TIA modification would be required due to the gated spine road.
- Please note and revise plan to accommodate the required 75-foot buffer adjacent to any VAD (Voluntary Agricultural District) property.
- Planning recommends having limited individual driveways on the main spine road for better traffic flow within the project.
- Planning recommends placing all wetlands in a future conservation easement.
- If project is to be phased, please show phase lines.
- Please provide a cul-de-sac detail.
- Please note that all nonresidential uses are subject to site specific review.
- Please note screening shall be required where applicable consistent with UDO Section 6.4.
- Please note that a neighborhood meeting is required per UDO Section 9.2.



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Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

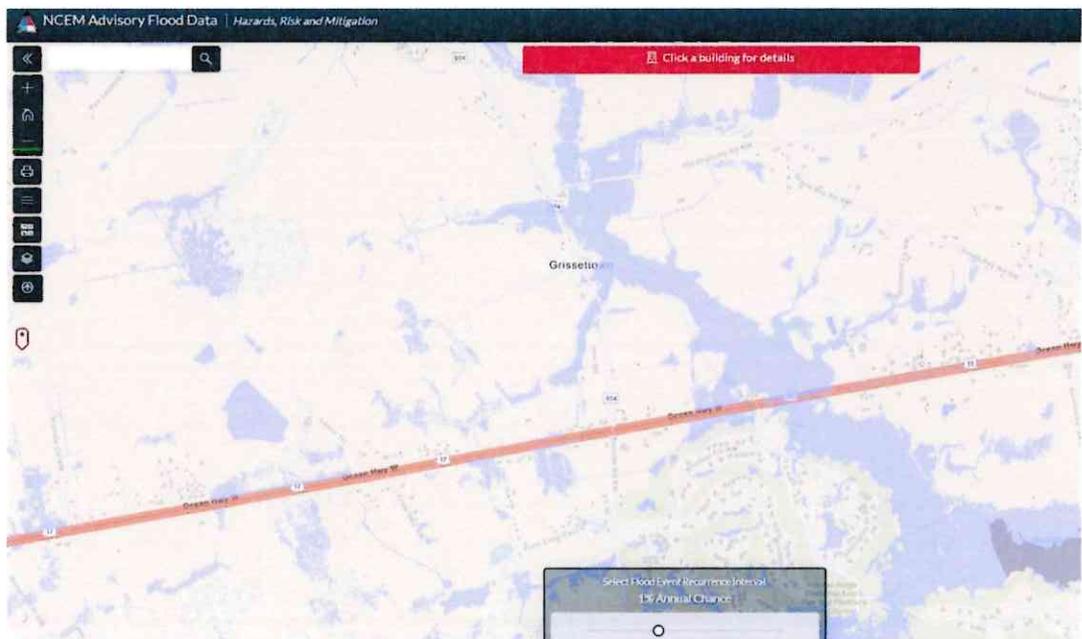
- A State Stormwater permit will be required.
- A State Erosion Control permit will be required.
- A County SW permit will be required.
- County SW Requirements: Pre/Post for the 1-, 10- and 25-year design storms.
- SCMs must be able to handle the 100-year storm without overtopping the SCMs.
- Add these comments to the Notes section on the Master Plan.

Comments from Floodplain Administration

James Paggioli – 910-253-2054 – james.paggioli@brunswickcountync.gov

The original master plan was approved under PD-46 and addressed in memo dated 4-15-2021 by Floodplain Administrator John Shirk.

Since that date, the North Carolina Emergency Management has released Advisory Flood Mapping that has indicated that there are some areas that would be included within the Special Flood Hazard Areas (SFHA). The existing area is not presently mapped within the effective Flood Hazard mapping dated 8-28-2018. However, this is due to the 2018 Flood Mapping Study being ended approximately 8600 feet to the east of the site. There are areas within the proposed development that would have been mapped within the SFHA had the study been extended in 2018. This is clearly shown on the mapping below.



As shown on the Advisory mapping, the property has areas that are subject to flooding. It is recommended that the developer provide the Flood Study that will determine the limits of the 1% Storm Flood Limits are on the property.



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Comments from Engineering

Bill Pinnix – 910-253-2406 – william.pinnix@brunswickcountync.gov

- Previous TRC April 2021 for overall site plan and July 2024 Commercial area; have previously reviewed and approved Timber Farms Entrance with a pump station & Phases 1 & 2 water and sewer plans.
- Existing 20" watermain on US 17, 12" watermain on Longwood Rd & 8" on Pea Landing Rd; 12" & 8" watermain have already been designed and permitted on the main entrance drive and within Phases 1 & 2.
- Fire hydrants required every 500' (stated as every 800' on site plan).
- Double water meter boxes/(2) single water meter boxes to be installed per lot (noted on site plan).
- Existing 12" forcemain on US 17; gravity sewer and pump station have previously been designed and permitted for Timber Farms (entrance road and Phase 1 & 2); additional pump stations may be required.
- Gravity sewer is always the preferred sewer and will need to be designed and installed to the furthest extent possible.
- One 4" sewer clean-out per lot.
- Public utility easements required over all water & sewer mains (noted on site plan).
- NCDOT Encroachments for connections Longwood Rd & Pea Landing Rd; previously issued Encroachment for connection on US Hwy 17 (Timber Farms Entrance).
- Refer to Brunswick County Design Manual & Technical Specifications as needed.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- Hydrants spaced at 500 feet with no point in road to exceed 250 feet.
- Cul-de-sacs indicate 18 feet wide lane- minimum road width for fire apparatus is 20 feet.
- Concern of where the phase would be as fire department may have concerns of only 1 entrance unless the road to 904 is brought in early to one of the phases.
- Any gates would need approval by fire chief and what approved means he would need for emergency override. Gate to meet section 503.6 of the NC Fire Code.
- Note that bridges would need to comply with section 503.2.6 of the NC Fire Code.
- Notes- Fire Development Application will be required to check roads, street signage and hydrant locations along with flows. The hydrant flows to be in accordance with Brunswick County Fire Prevention Ordinance minimum 1,000 GPM for residential and minimum 1,500 GPM for commercial. Any commercial or multi-family properties over 30 feet or square footage over 62,000 or if sprinkler 124,000 will need aerial access roads in accordance with D104 of the Brunswick County Fire Prevention Ordinance
- General Comments:
 1. Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/>. Select



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Fire Application and complete all applicable fields. And upload civil/utility plans.

2. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.

<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>

- Final plat will require fire approval.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 27, 2025.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Marc A. Pages".

Marc A. Pages
Brunswick County Deputy Planning Director



Planned Development (PD)
Application and Checklist
Fee: \$1,000 (Brunswick County Jurisdiction)
\$968 (City of Northwest Jurisdiction)
 Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <input type="checkbox"/> YES <input type="checkbox"/> NO	

This application is a request to construct a Planned Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot layout, buffers, off-street parking and street widths. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a development as an alternative to a conventional zoning design standards. Please reference Section 4.3.1. of the Unified Development Ordinance (UDO) for requirements regarding Planned Developments (PD's).

Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name Kolter Group Acquisitions LLC	Phone (678)751-8535
	Address 14025 Riveredge Drive, Suite 175	Fax n/a
	City, St, Zip Tampa, FL 33637	Email DPattillo@BrookfieldKolter.com

Applicant or Representative	Name Matthew Haley (Cape Fear Engineering)	Phone (910)383-1044
	Address 151 Poole Road Suite 100	Fax
	City, St, Zip Leland NC 28451	Email Matt.Haley@CapeFearEngineering.com

Property Information	Address Hwy 17 and Hwy 904
	Tax Parcel(s) 2110004607,2110006905,2110006904, 19500004, 21100069, 19400008
	Acreage 849.9
	Current Zoning R7500-CLD-PD
Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>	

Project Information	Project Name Timber Farms
	Modification or Expansion Of Existing PD? Yes <input checked="" type="checkbox"/> No
	Single Family Acres 471 Lots 1708
	Multi-Family Acres 13.4 Units 400 Duplex 228 units Townhomes 164 units Commercial Acres 73.9

Authorization	Property Owner Signature <u>N/A - Sale Pending</u>	Date _____
	Applicant/Representative Signature <u><i>[Signature]</i>, DOUG PATILLO</u> <small>AUTHORIZED SIGNATORY FOR KOLTER GROUP ACQUISITIONS, LLC</small>	Date <u>12.11.24</u>

Please submit three folded copies and one electronic copy of the site plan with application.

Planned Development Checklist

TRAFFIC IMPACT ANALYSIS

FOR

GORE TIMBER TRACT

LOCATED

IN

BRUNSWICK COUNTY, NORTH CAROLINA

Prepared For:
Cape Fear Engineering
151 Poole Road, Suite 100
Leland, NC 28451

Prepared By:
Infrastructure Consulting Services, Inc.
dba

Ramey Kemp Associates
5808 Faringdon Place
Raleigh, NC 27609
License #F-1489



9-23-22

A handwritten signature in black ink that reads "Chase T. Smith".

SEPTEMBER 2022

RKA Project No. 21532

Prepared By: TF

Reviewed By: CS

**TRAFFIC IMPACT ANALYSIS
GORE TIMBER TRACT
BRUNSWICK COUNTY, NORTH CAROLINA**

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Gore Timber Tract development in accordance with the North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is located north of US 17 (Ocean Highway), east of SR 1304 (Pea Landing Road), and west of NC 904 (Longwood Road) in Brunswick County, North Carolina. The proposed development, anticipated to be completed in 2031, is assumed to consist of 1,700 single-family homes, 300 townhomes, 500 multi-family homes (low-rise), and 618,400 square feet (sq. ft.) of commercial development. The development is anticipated to be phased with an initial phase 1 density of 400 single-family homes to be completed by 2024.

Site access for phase 1 is proposed to be provided via one (1) right-in/right-out (RIRO) site driveway along US 17 (Ocean Highway). For full buildout of the development site access is proposed via one (1) left-over site driveway along US 17, two (2) RIRO driveways along US 17 (Ocean Highway), two (2) full movement driveways along NC 904 (Longwood Road), and one (1) full movement driveway along SR 1304 (Pea Landing Road) under full build-out (2031) of the proposed development. Site access 1 which is to be the primary site driveway on US 17 (Ocean Highway) is expected to be constructed as a RIRO as part of Phase 1 and later converted to a left-over upon full buildout of the development. It is expected that the existing median break located west of Site Access 1 under phase 1 build will be closed and relocated to provide for a left-over movement into the site. It should be noted that access to the homes south of the proposed development on the other side of US 17 (Ocean Highway) is expected to be retained with this median break shift.

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with Brunswick County (County) and the NCDOT and consists of the following existing intersections:

- US 17 (Ocean Highway) and SR 1165 (Thomasboro Road) / SR 1304 (Pea Landing Road)
- US 17 (Ocean Highway) and NC 904 (Seaside Road & Longwood Road)
- NC 904 (Longwood Road) and SR 1304 (Pea Landing Road)

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in October of 2021 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- US 17 (Ocean Highway) and SR 1165 (Thomasboro Road) / SR 1304 (Pea Landing Road)
- NC 904 (Longwood Road) and SR 1304 (Pea Landing Road)

A 13-hour count was conducted at the intersection of US 17 and NC 904 (Seaside Road & Longwood Road).

3. Site Trip Generation

The proposed development is expected to be built in two (2) phases; phase 1 (2024) and full build-out (2031). Phase 1 is expected to consist of 400 single-family homes. Full build-out is expected to consist of 1,700 single-family homes, 300 townhomes, 500 multi-family homes (low-rise), and 618,400 sq. ft. of retail. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the *ITE Trip Generation Manual*, 11th Edition. Table E-1, on the following page, provides a summary of the trip generation potential for phase 1 buildout of the site. Refer to Table E-2, on the following page, for a summary of the trip generation potential for full build-out the site.

Table E-1: Site Trip Generation (Phase 1)

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	400 DU	3,612	68	195	231	135

Table E-2: Site Trip Generation (Full Build-Out)

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	1,700 DU	13,675	255	726	898	527
Townhomes (215)	300 DU	2,236	46	104	100	76
Multi-Family Housing Low-Rise (220)	500 DU	3,280	43	135	149	87
Shopping Center (820)	618.4 KSF	22,010	309	189	1,006	1,089
Total Trips		41,201	653	1,154	2,153	1,779
<i>Internal Capture (2% AM & 2% PM)¹</i>			-13	-24	-43	-37
Total External Trips			640	1,130	2,110	1,742
<i>Pass-By Trips: Shopping Center (>300KSF)* (19% PM)</i>			--	--	-160	-160
Total Primary Trips			640	1,130	1,950	1,582

*Pass-By Trips were capped at 10% of the volume of the adjacent street.

¹Utilizing methodology contained in the NCHRP Report 684.

4. Future Traffic Conditions

Through coordination with the County and NCDOT, it was determined that an annual growth rate of 0.5% would be used to generate 2024/2031/2040/2045 projected weekday AM and PM peak hour traffic volumes. Additionally, it was determined there were no adjacent developments to consider with this study.

Based on coordination with the County and NCDOT, it was determined to include the NCDOT State Transportation Improvement Program (STIP) W-5601GA and STIP R-5851 in this study. STIP W-5601GA is expected to convert the existing signalized intersection of US 17 and SR 1165 (Thomasboro Road) / SR 1304 (Pea Landing Road) into a reduced conflict intersection (RCI) with signalized u-turn locations on both sides of the main intersection. Likewise, STIP R-5851 is expected to convert the existing signalized intersection of US 17 and NC 904 (Seaside Road & Longwood Road) into a RCI with signalized u-turn locations on both sides of the main intersection. Based on coordination with NCDOT, STIP W-5601GA is expected to be constructed by the end of 2023 and thus the improvements associated with the project are included under all future analysis scenarios. According to the current NCDOT STIP, STIP R-5851 is expected to start right-of-way (ROW) acquisition in 2028 but is not currently funded; however, based on coordination with NCDOT, the improvements associated with this project were assumed to be constructed upon full build-out (2031) of the development.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2024 No-Build Traffic Conditions
- 2024 Build Traffic Conditions (Phase 1)
- 2031 No-Build Traffic Conditions
- 2031 Build Traffic Conditions (Full Build-Out)
- 2040 No-Build Traffic Conditions (STIP W-5601-GA Design Year)
- 2040 Build Traffic Conditions (STIP W-5601-GA Design Year)
- 2045 No-Build Traffic Conditions (STIP R-5851 Design Year)
- 2045 Build Traffic Conditions (STIP R-5851 Design Year)

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2021 existing and 2024/2031/2040/2045 no-build and build traffic conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Improvements by NCDOT STIP W-5601GA

STIP W-5601GA is expected to convert the existing signalized intersection of US 17 and SR 1165 (Thomasboro Road) / SR 1304 (Pea Landing Road) to a reduced conflict intersection (RCI) with signalized u-turn locations on both sides of the main intersection. Based on coordination with NCDOT, this project is anticipated to be completed in 2023. A copy of the public meeting map illustrating the future roadway improvements at this intersection that was utilized for analysis purposes can be found in Appendix D.

Improvements by NCDOT STIP R-5851

STIP R-5851 is expected to convert the existing signalized intersection of US 17 and NC 904 (Seaside Road & Longwood Road) to a RCI with signalized u-turn locations on both sides of the main intersection. According to the current NCDOT STIP, STIP R-5851 is expected to start right-of-way (ROW) acquisition in 2028 but is not currently funded; however, based on coordination with NCDOT, the improvements associated with this project were assumed to be constructed upon full build-out (2031) of the development. A copy of the public meeting map illustrating the future roadway improvements at this intersection that was utilized for analysis purposes can be found in Appendix D.

Recommended Improvements by Developer (Phase 1)

US 17 (Ocean Highway) and Site Access 1

- Construct the southbound (Site Access 1) approach with at least one ingress lane and one egress lane striped as an exclusive right-turn lane.
- Provide stop-control for the southbound approach. This proposed intersection will be restricted to right-in/right-out operations.
- Construct an exclusive westbound (US 17) right-turn lane with at least 500 feet of full width storage and appropriate deceleration and taper length.

Recommended Improvements by Developer (Full Build-Out)

US 17 (Ocean Highway) and Site Access 1

- Relocate the existing median break west of Site Access 1 to provide for a left-over movement into the site.
- Modify the southbound approach (Site Access 1) to have two ingress lanes and two egress lanes, both striped as exclusive right-turn lanes.
- Install a traffic signal in coordination with the other planned and proposed signals on US 17 (Ocean Highway)
- Construct dual eastbound (US 17) left-turn lanes with at least 350 feet of full width storage and appropriate deceleration and taper length.
- Reconstruct the exclusive westbound (US 17) left-turn lane present at the existing median break at this new location with at least 200 feet of full width storage and appropriate deceleration and taper length.

US 17 (Ocean Highway) and Proposed Westbound U-Turn Location

- Provide a median break west of Site Access 2 to facilitate westbound u-turn traffic.
- Construct dual westbound (US 17) u-turn lanes with at least 350 feet of full width storage and appropriate deceleration and taper length.
- Install a traffic signal in coordination with the other planned and proposed signals on US 17 (Ocean Highway)

US 17 (Ocean Highway) and Site Access 2

- Construct the southbound approach (Site Access 2) with one ingress lane and one egress lane striped as an exclusive right-turn lane.
- Provide stop-control for the southbound approach. This proposed intersection will be restricted to right-in/right-out operations.
- Construct an exclusive westbound (US 17) right-turn lane with at least 200 feet of full width storage and appropriate deceleration and taper length.

US 17 (Ocean Highway) and Site Access 3

- Construct the southbound approach (Site Access 3) with one ingress lane and one egress lane striped as an exclusive right-turn lane.

- Provide stop-control for the southbound approach. This proposed intersection will be restricted to right-in/right-out operations.
- Construct an exclusive westbound (US 17) right-turn lane with at least 200 feet of full width storage and appropriate deceleration and taper length.

NC 904 (Longwood Road) and Site Access 4

- Construct the eastbound approach (Site Access 4) with one ingress lane and two egress lanes striped as an exclusive left-turn and right-turn lane.
- Provide stop-control for the eastbound approach.
- Construct an exclusive northbound (NC 904) left-turn lane with at least 100 feet of full width storage and appropriate deceleration and taper length.
- Construct an exclusive southbound (NC 904) left-turn lane with at least 50 feet of full width storage and appropriate deceleration and taper length.

NC 904 (Longwood Road) and Site Access 5

- Construct the eastbound approach (Site Access 5) with one ingress lane and one egress lane.
- Provide stop-control for the eastbound approach.
- Construct an exclusive northbound (NC 904) left-turn lane with at least 75 feet of full width storage and appropriate deceleration and taper length.

SR 1304 (Pea Landing Road) and Site Access 6

- Construct the northbound approach (Site Access 6) with one ingress lane and one egress lane.
- Provide stop-control for the northbound approach.

PD-145

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
21100056	SEW GROUP LLC		4528 LIVE OAK DR	LITTLE RIVER	SC	29566-9136
2110004104	ARCHLAND PROPERTY I LLC	% DENNIS ANDERSON	PO BOX 3992	WILMINGTON	NC	28406
21100046	SOMERSETT CHARLES W ET	SOMERSETT DIANNA W	7309 OCEAN HWY WEST	SUNSET BEACH	NC	28468
19400013	COX JOSEPH WEBSTER		805 PEA LANDING RD NW	ASH	NC	28420-2511
19400028	KSF LONG LLC ETALS	C/O KATHARINE S FORT	PO BOX 70687	MYRTLE BEACH	SC	29572-0030
1950000307	MARGUERITE YORK RESIDENCE TRUST		7248 RIDGEWOOD TRL NW	OCEAN ISL BCH	NC	28469-3598
1950000301	MEDERO OMAR CABRERA		499 LONGWOOD RD NW	OCEAN ISL BCH	NC	28469-3552
2110004102	MCCAULEY & MCDONALD INVESTMENT INC		PO BOX 361	FAYETTEVILLE	NC	28302
19500001	PRINCESS PROPERTY LLC		401 LONGWOOD RD NW	OCEAN ISL BCH	NC	28469-3552
21100073	MCCALL JEFFREY SCOT		1177 MCKEE FARM LN	BELMONT	NC	28012-8671
21100055	JENRETTE CHARLES		7490 OCEAN HWY WEST	SUNSET BEACH	NC	28468
2110005410	COX EARLENE HARDIE		3965 WYNDMERE DR	SOUTHPORT	NC	28461-8170
1950000704	WARD CHARLES M ETUX	WARD SONIA	9 OBAN CT	SHALLOTTE	NC	28470-4524
1950000702	WARD CHARLES M ETUX	WARD SONIA	9 OBAN CT	SHALLOTTE	NC	28470-4524
1950000329	BUFFKIN NELL LONG		1006 MILL BRANCH CHURCH RD	TABOR CITY	NC	28463-9676
1950000308	BUFFKIN NELL LONG		1006 MILL BRANCH CHURCH RD	TABOR CITY	NC	28463-9676
1950000306	WHEELER DONNA W		7236 RIDGEWOOD TRAIL	OCEAN ISLE BEACH	NC	28469
1950000305	COX EARL ET	COX MICHELLE	7226 RIDGEWOOD TRAIL NW	OCEAN ISLE BEACH	NC	28469
1940001301	COX JOE		805 PEA LANDING RD NW	ASH	NC	28420-2511
1940000712	SIMMONS JOHANNA		1492 BESSENT AVE	LITTLE RIVER	SC	29566-8213
1940000711	BENTON CLYDE HOWARD		900 PEA LANDING RD NW	ASH	NC	28420
1940000709	PHILLIPS JULIE		870 PEA LANDING RD NW	ASH	NC	28420-2510
2110004606	ANDREWS LARRY R ET	ANDREWS PRISCILLA P	7301 OCEAN HIGHWAY WEST	SUNSET BEACH	NC	28468
21100004	MCMULLAN PARTNERS LLC		870 OLD CANTON ROAD	MARIETTA	GA	30068-2363
21100003	BENTON WARREN C ETUX	BENTON MARY DELL SOMERSETT	4715B SAINT ANDREWS DR N	WILSON	NC	27896-9171
21100002	FRINK WILLIAM TERRY		305 BLANE CT	SUNSET BEACH	NC	28468-9700
2110004103	MCLEOD LORIS SEACOAST HOSPITAL		PO BOX 100551	FLORENCE	SC	29502-0551
2110004106	MCCAULEY & MCDONALD INVESTMENT INC		PO BOX 361	FAYETTEVILLE	NC	28302
21100045	KELLEY TIMOTHY P ET	KELLEY ANGELA K	7169 OCEAN HWY W	SUNSET BEACH	NC	28468
2110004601	BAILEY DAVID B ETUX	BAILEY LINDA M	7251 OCEAN HWY W	SUNSET BEACH	NC	28468-6162
2110004605	ANDREWS LARRY RAY ET	ANDREWS PRISCILLA H	P O BOX 387	SHALLOTTE	NC	28459
2110004804	BROWN LARRY N		411 EASTWOOD LANE SE	LELAND	NC	28451
21100061	MCNEILL EDWARD T		1954 OAK VALLEY RD	DECATUR	GA	30035-1953
21100062	LIVINGSTON CORNELLA ETVR	LIVINGSTON THURMAN	3674 BOMBING RANG RD	LONG	SC	29568
2110006401	HYATT MICHAEL JOSEPH		PO BOX 1710	WHITEVILLE	NC	28472-1710
2110005503	MATTHEWS VICKI J ETVR	MATTHEWS JAMES RENARD	7490 OCEAN HWY W	SUNSET BEACH	NC	28468
21100071	KING CAROLINA PROPERTIES LLC		4872 WHITEVILLE RD NW	ASH	NC	28420-3714
1950000321	BRADT DAVID M ETUX	BRADT LAURALEE A	7147 CEDAR CT NW	OCEAN ISLE BEACH	NC	28469-6000

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-147

Applicant: Andy Mills

Project Name: Smith Tract

Property Location: Southport-Supply Road (NC 211)

Parcel Number: Portion of 18600015

Zoning District: R-7500 (Medium Density Residential) and CLD (Commercial Low Density)
R-7500 Density Maximum – 5.8 Dwelling Units per Acre (with water and sewer)
CLD Density Maximum – 13.6 Dwelling Units per Acre (with water and sewer)
“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”

“The CLD District is intended primarily to be used in outlying areas, adjacent to major thoroughfares, with yards and other provisions for reducing conflicts with adjacent residential uses, and with substantial setbacks to reduce marginal friction on adjacent major thoroughfares. Commercial uses in this District will serve the needs of residential neighborhoods for auto-dependent commercial facilities; and serve the needs of highway oriented tourist business.”

Surrounding Zoning: R-7500 (Medium Density Residential), RR (Rural Residential), and OK-CLD (Oak Island Jurisdiction)

Proposed Use: Smith Tract is a proposed planned development, consisting of 137 single family units on approximately 56.76 acres, creating an overall density of 2.41 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential and O
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The proposed development will have a 75-foot wide street buffer along Southport-Supply Road to accommodate future road widening efforts.
- The required open space for the development is approximately 11.35 acres. The developer is proposing 25.4 acres of dedicated open space. The developer is also proposing 1.86 acres of recreation space of which 1.7 acres are required.

- The proposed project will generate approximately 1,311 vehicle trips per 24-hour weekday volume. A driveway permit and/or Driveway Warrant Analysis from NCDOT will be required prior to the recording of the individual lots. Southport-Supply Road (NC 211) is currently near capacity. NC 211 widening (STIP R-5021) from Midway Road to Southport is currently under construction and the widening of NC 211 from Midway Road to Sunset Harbor Road (STIP R-5947) is planned but not yet funded.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 25.4 acres of open space where as 11.35 acres are required.
 2. The stormwater ponds will be constructed to the 100-year storm event.
 3. A 75-foot street buffer on Southport-Supply Road.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reductions in setbacks.
- No portion of the site is located in a Flood Hazard Zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on January 15, 2025.

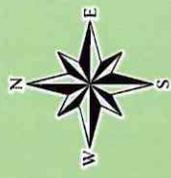
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

**Brunswick County
 Planning Board
 Planned Development
 Smith Tract
 Case PD-147
 Zoning Map**

CO = County Zoning
 OK = Oak Island Zoning



CO-R-7500

OK-CLD
 21800001

OK-R-20
 21800001

CO-R-7500
 18600015

CO-RR

CO-R-7500

CO-CLD

Project Site
 Portion of Parcel 18600015

SOUTHPORT-SUPPLY
 RD NC 211

SOUTHPORT-SUPPLY
 RD SE - NC 211

Feet

1,000



Miles

3

18700004

186001308

186001307

186001307

186001309

1860014

186001707

186001701

186001702

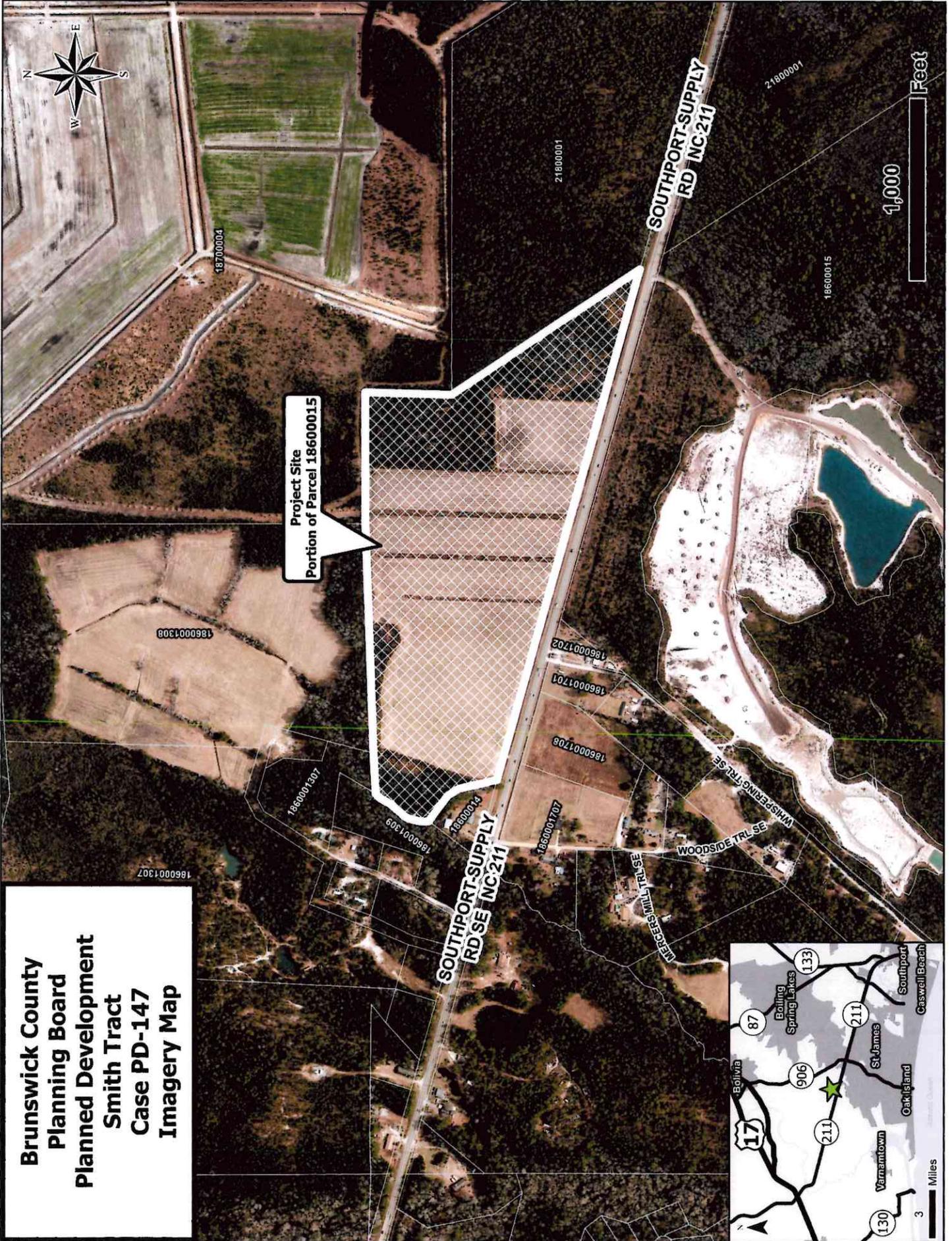
186001708

MERCERSVILLE TRL SE

WOODSIDE TRL SE

WHISPERING TRL SE

**Brunswick County
Planning Board
Planned Development
Smith Tract
Case PD-147
Imagery Map**



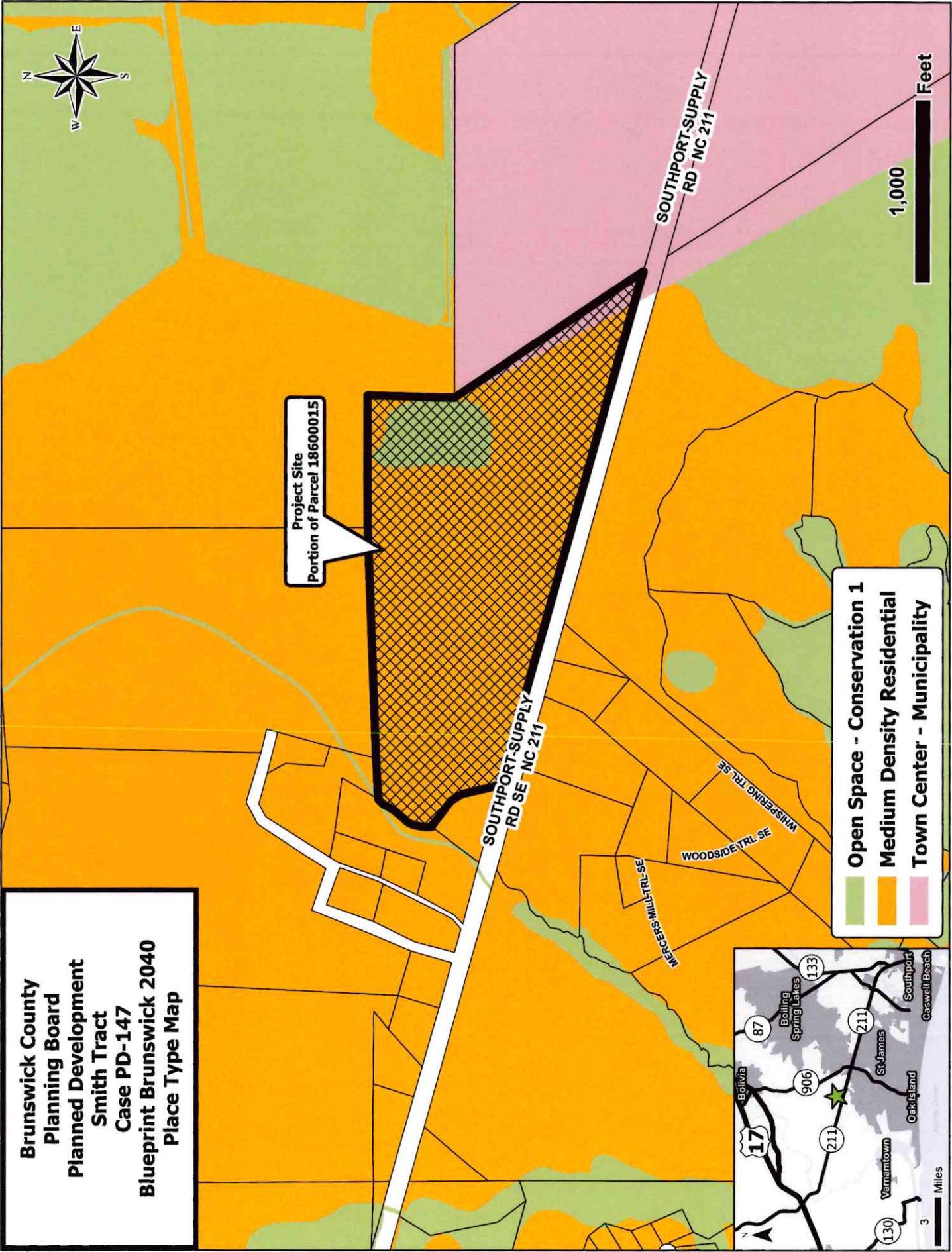
**Brunswick County
Planning Board
Planned Development
Smith Tract
Case PD-147
Blueprint Brunswick 2040
Place Type Map**



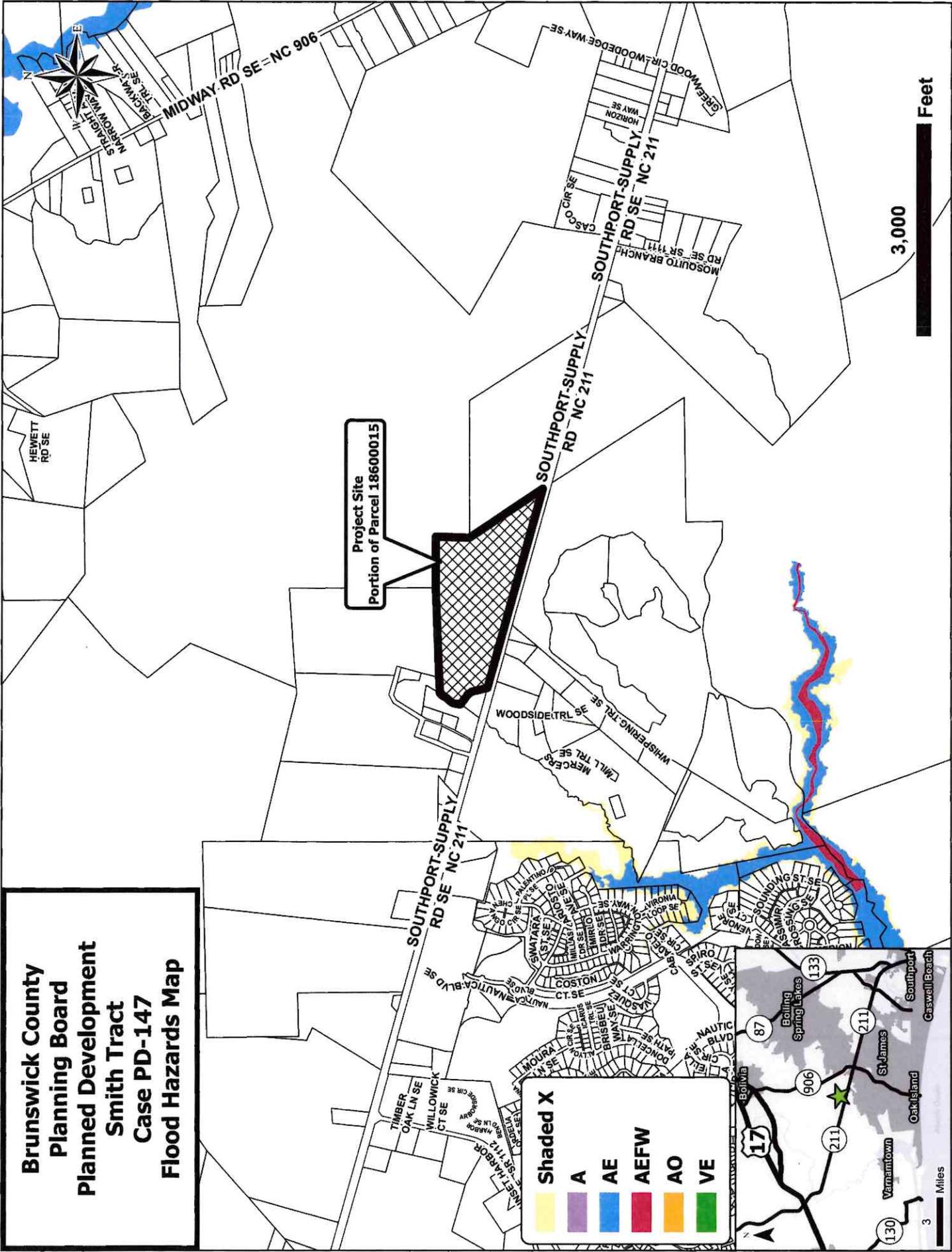
**Project Site
Portion of Parcel 18600015**

Open Space - Conservation 1
Medium Density Residential
Town Center - Municipality

1,000 Feet



**Brunswick County
 Planning Board
 Planned Development
 Smith Tract
 Case PD-147
 Flood Hazards Map**



Project Site
 Portion of Parcel 186600015

Shaded X	A	AE	AEFW	AO	VE

3,000 Feet

3 Miles



BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422
www.brunswickcountync.gov/planning • (910)253-2025

January 17, 2025

Andy Mills
2000 Regency Parkway
Cary, NC 27518

**RE: Smith Tract Planned Development
File # PD-147**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 15, 2025 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- Planning staff recommends a 75-foot wide street buffer to accommodate the future NC 211 widening.
- Please revise the density maximum for the site is 5.8 dwelling units per acre.
- Please revise the minimum required recreation space is 1.7 acres.
- Please correct Note #1 to state that R-7500 is medium density residential.
- Please note that there will be two non-garage parking spaces per lot.
- Please note that a heritage tree survey will be performed prior to any construction.
- If project is to be phased, please show phase lines.
- Please note that any street lighting shall be consistent with UDO Section 6.9.
- Please note that all nonresidential uses are subject to site specific review.
- Please note screening shall be required where applicable consistent with UDO Section 6.4.
- Please note that the TIA must be approved by NCDOT prior to the recording of the individual lots.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

- A State Stormwater permit will be required.
- A State Erosion Control permit will be required.
- A County SW permit will be required.
- County SW Requirements: Pre/Post for the 1-, 10- and 25-year design storms.
- SCMs must be able to handle the 100-year storm without overtopping the SCMs.
- Add these comments to the Notes section on the Master Plan.



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Comments from Floodplain Administration

James Paggioli – 910-253-2054 – james.paggioli@brunswickcountync.gov

The property is presently not located within the SFHA on effective FIRM mapping. A small portion of the property is shown on the NCEM Advisory Mapping to within the 1% rainfall SFHA, however these are limited to the wetland area along the north border and the wetlands west of the existing pond in the west part of the property. There is no development activities proposed in these areas. However, the future elevation the SFHA along the northerly portion is between 41.2 and 41.4'; It should be a condition of approval that Lots 103 through 116 have structure built upon them at an elevation of the first floor not less than 43.4'.

It should be noted that there already exists a PD Development/approval on Old Ocean Highway that is/was titled "Smith Tract", the applicant should change the name in order to avoid confusion between the two locations.



Comments from Engineering

Bill Pinnix – 910-253-2406 – william.pinnix@brunswickcountync.gov

- Existing 16" watermain on Southport-Supply Road (as noted).
- Existing 16" high pressure sewer forcemain & Effluent line on Southport- Supply Road (as noted).
- Fire hydrants at subdivision entrance and every 500 LF throughout (as noted on plans).
- Double water meter boxes/(2) single water meter boxes to be installed per lot.
- End of lines (whether for future extensions or not) should have a fire hydrant or a Post Flushing Hydrant with full size valves.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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- Gravity sewer is shown on the plans (always the preferred sewer)
- One 4" sewer clean-out per lot.
- The proposed layout for the pump station - Odor Control would be required, final determination will be made during plan review.
- NCDOT Encroachment would be needed for Southport-Supply Rd.
- Refer to Brunswick County Design Manual & Technical Specifications as needed.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- Move Hydrant 132 to main entrance intersection. Spaced at 500 feet.
- Move hydrant at end of cul-de-sac at lot 123 to intersection.
- Note Fire Development Permit will be required- hydrant flow for residential to be minimum 1,000 GPM.
- General Comments:
 1. Need to apply for a fire development permit.

<https://www.brunswickcountync.gov/code-administration/permits/>. Select Fire Application and complete all applicable fields. And upload civil/utility plans.

2. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.

<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>

- Final plat will require fire approval.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 27, 2025.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Marc A. Pages".

Marc A. Pages
Brunswick County Deputy Planning Director



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

March 3, 2025

John Andrus
RFK Engineers
5808 Faringdon Place, Box 9
Raleigh, NC 27609

RE: Approved scope for the Traffic Impact Analysis associated with the proposed **Smith Tract** in Brunswick County, NC.

Based on the information provided in the scoping checklist, it is our understanding that the proposed development will consist of:

132 dwelling units: Single Family Detached Housing (LUC 210)
Build Year: 2029

Below is the scope to be used for the Traffic Impact Analysis.

1. Data collection – Analysis Parameters

a) Study Intersections

1. NC 211 and Whispering Trail/Site Drive

b) Count Development

1. New peak hour turning movement counts need to be performed at all of the existing intersections. This includes a weekday (T, W, Th) AM 7-9am and weekday PM 4-6pm.

c) Site Trip Generation, Site Trip Distribution and Background Traffic Assumptions

- i. Site Trip Generation Estimate
 - Submitted and approved.
- ii. Site Trip Distribution
 - To be submitted and approved prior to using it in the TIA
- iii. Adjacent Development (approved but as of yet to be built) including but not limited to:
 - None
- iv. Planned Roadway Improvements
 - None
- v. Background Traffic Assumptions
 - Horizon year – 2029
 - Growth rate – 3% per year

2. Capacity Analysis: Weekday AM Peak Hour and Weekday PM Peak Hour

a) Study Scenarios

- i. 2025 Existing Conditions
- ii. 2029 Future No-Build Conditions
[existing + 3% background growth]
- iii. 2029 Build Conditions
[existing + 3% background growth + site trips]
- iv. 2029 Build Conditions with Improvements
[existing + 3% background growth + site trips]

Note:

- Additional analysis (such as signal warrant analysis) may be necessary based upon the review of the TIA study results to determine acceptable mitigation for the project's traffic impacts. This may require the collection of additional count data.
- If the study recommends signalization as an improvement, 13-hour counts must be provided as part of the TIA.

3. Final Report Submittal

- a) Signed and sealed by a Professional Engineer
- b) PDF of TIA and Synchro analysis files in digital format

4. Notes

- a) The TIA report shall be prepared following NCDOT Congestion Management guidelines and signed and sealed by a Professional Engineer. Any deviations must be approved prior to submitting the TIA. Failure to do so will result in an invalid submittal. Congestion Management's guidelines can be found at the following location:
<https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>
- b) Unless proposed by the project developer, any improvements shown as needed for the background no-build condition shall reflect programmed and funded State/Municipal projects or those required as mitigation for surrounding approved development. Should improvements outside those listed above be included, the TIA is considered invalid and will not be reviewed.
- c) If the developer wishes to phase recommended/required improvements, the TIA shall be phased accordingly.
- d) Data collected, or analysis performed prior to the issuance of an official scoping letter may invalidate the TIA.
- e) **Any deviations from this approved scope will result in the invalidation of the TIA.**

Sincerely,



Ben Hughes, PE
District Engineer
Division 3, District 3

Attachments: *Site Plan*
Division 3 Supplemental Guidelines



**Planned Development (PD)
Application and Checklist**
Fee: \$1,000 (Brunswick County Jurisdiction)
\$968 (City of Northwest Jurisdiction)
 Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <input type="checkbox"/> YES <input type="checkbox"/> NO	

This application is a request to construct a Planned Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot layout, buffers, off-street parking and street widths. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a development as an alternative to a conventional zoning design standards. Please reference Section 4.3.1. of the Unified Development Ordinance (UDO) for requirements regarding Planned Developments (PD's).

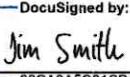
Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name	James Smith, Paula Smith	Phone	
	Address	2699 Southport-Supply Rd	Fax	
	City, St, Zip	Bolivia, NC 28422	Email	

Applicant or Representative	Name	Andy Mills	Phone	910-233-8581
	Address	2000 Regency Parkway	Fax	
	City, St, Zip	Cary, North Carolina 2751	Email	andy.mills@collierseng.cc

Property Information	Address	2699 Southport-Supply Rd
	Tax Parcel(s)	18600015
	Acreage	57.15 AC
	Current Zoning	R-7500
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Smith Tract
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	57.15 Lots 132 137
	Multi-Family Acres	0 Units 0
	Commercial Acres	0

Authorization	Property Owner Signature	 68CA9A5C81CB48B...	Date	12/16/2024
	Applicant/Representative Signature	 Digitally signed by Andy Mills DN: E=andy.mills@collierseng.com, CN=Andy Mills, OU=NC Raleigh, OU=Users by Office, DC=corp, DC=collierseng, DC=com Location: Raleigh, NC Reason: I have reviewed this document Contact Info: andy.mills@collierseng.com Date: 2024.12.17 17:14:55-05'00'	Date	12/17/2024

Please submit three folded copies and one electronic copy of the site plan with application.

Planned Development Checklist

PD-147

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
18600014	BROWN BARBARA KAY (LT)	* BROWN MELISSA KAY	2492 SOUTHTPT SUPPLY RD SE	BOLIVIA	NC	28422
1860001707	HOGUE DEBRA BROWN		2069 MERCERS MILL TR SE	BOLIVIA	NC	28422
1860001702	BROWN WILLIE BAXTER (LT)	% REGINA BROWN SIMMONS	2559 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
1860001708	FALCONE HOLDING PROPERTIES LLC		1013 WINTERBERRY CIR	LELAND	NC	28451-9530
1860001309	CHEERS JAMES ELWOOD ET	CHEERS MARGIE	2378 SOUTHPORT-SUPPLY RD	BOLIVIA	NC	28422
1860001701	BROWN BARBARA (LT)	* BROWN MICHAEL ETUX	2295 WHISPERING TRAIL SE	BOLIVIA	NC	28422
187000004	MIDWAY BRUNSWICK NC LLC		5 CENTURY DR STE 210	GREENVILLE	SC	29607-1572
1860001307	HEWETT BOBBY CURTIS ETALS		PO BOX 65	BOLIVIA	NC	28422-0065
218000001	DWE III LLC AND	LADANE ENTERPRISES LLC	2618 NEW VILLAGE WAY	WILMINGTON	NC	28405
186000015	SMITH JAMES O ETUX	SMITH PAULA C	1118 BUFFALO NVNO	ZIONVILLE	NC	28698-9421
1860001308	BROWN DONALD L		PO BOX 4552	WILMINGTON	NC	28406

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
18600015	SMITH JAMES O ETUX	SMITH PAULA C	1118 BUFFALO NVNO	ZIONVILLE	NC	28698-9421

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
APPLICANT	ANDY MILLS		2000 REGENCY PARKWAY, #295	CARY	NC	27518

REZONING STAFF REPORT

Prepared by Tyler Connor, Planner I
Rezoning Case#: Z-909
March 10, 2025

APPLICATION SUMMARY

The applicant, Olin Clyde Ivey Jr., requests to rezone Tax Parcels 232HG015 and 232HG014 from MR-3200 (Multifamily Residential) to R-7500 (Medium Density Residential). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

Location

1620 Olin Dr. SW Supply and 2903 John T Holden Rd. SW Supply

Tax Parcel

Parcels 232HG014 and 232HG015

Current Zoning

MR-3200 (Multifamily Residential)

Proposed Zoning

R-7500 (Medium Density Residential)

Surrounding Zoning

R-7500 (Medium Density Residential) and MR-3200 (Multifamily Residential)

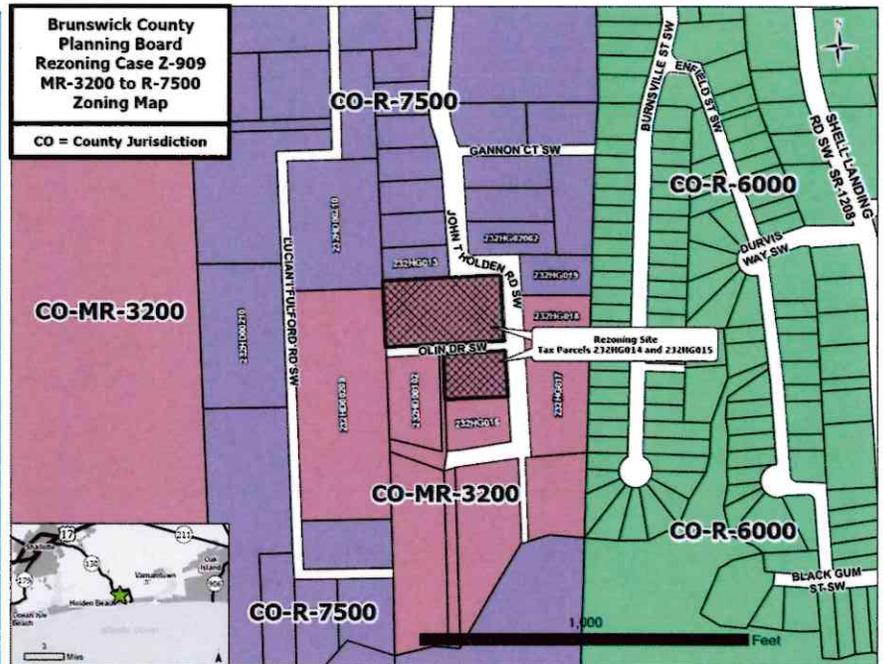
Current Use

Double Wide Mobile Home and Undeveloped

Surrounding Land Uses

Single Wide Mobile Home, Single Family Residential, and Undeveloped

Size 2.25 Acres



SITE CONSIDERATIONS

Zoning History:

- The Zoning of the subject parcel was changed in 2006 from R-7500 (Low Density Residential) to MR 3200 (Multifamily Residential District) as part of Zoning Case Z-537. The case was approved by the Brunswick County Board of Commissioners on December 4th, 2006. The zoning of the subject parcel has remained MR-3200 since then.

Buffers: When located next to R-7500, if rezoned to R-7500, no buffer would be required. When located next to MR-3200, if rezoned to R-7500, a .4 buffer would be required next to a developed property and a .2 buffer would be required next to an undeveloped property.

Street Yard Buffers: A 20-foot street yard buffer may be required depending on the design of any future development.

Utilities:

- County water is not available.
- County wastewater is not available.

Schools: The property is located within the Virginia Williamson Elementary School, Cedar Grove Middle School, and North Brunswick High School Districts. Virginia Williamson Elementary is slightly above capacity. Cedar Grove Middle School and West Brunswick High School have capacity.

CIP Projects In the Area: There are no CIP Projects in vicinity of the subject parcels.

Traffic:

- The nearest State Rd (Holden Beach Rd. NC 130) has adequate capacity.

NCDOT Road Improvement Projects in Area:

- TIP Project HS-2003G NC and SR 1120 (Sabbath Home Rd) / SR1239 (Ocean View Avenue) in Holden Beach. Revise Traffic Signal and Pavement Markings.

Environmental Impacts:

- A portion of the rezoning request is located within a Flood Hazard Zone (Flood Hazard Shaded X).
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site scores 0 out of 10. A low score indicates less biodiversity and wildlife on the site.
- The parcel is not located within a half-mile of a Voluntary Agricultural District property.
- The parcel is not located in a Significant Natural Area.

ANALYSIS

Proposed Zoning District:

The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.

Existing Blueprint Brunswick 2040 Plan Place Types:

Medium Density Residential-Mixed, This area is characterized by moderate-density residential development. It is comprised of predominantly single-family detached homes but may include attached single-family units, such as townhomes and duplexes. The mix of housing types are intended to create intergenerational neighborhoods. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to greenway trails and walkways in neighboring development. Maximum impervious coverage limitations help preserved green space.

Blueprint Brunswick 2040 Plan Place Type: Medium Density Residential-Mixed

Consistent with the Blueprint Brunswick 2040 Plan Place Type.

Not Consistent with the Blueprint Brunswick 2040 Plan existing Place Type. If the place type is not consistent, a land use amendment is required.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-909, with the existing place type designation as Medium Density Residential-Mixed (MDR-M) based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

This request is **CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - Consistent with the goals and objectives
 - HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
 - HN-2. Minimize impacts to and invest in established residential areas.
2. Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.

**Brunswick County
Planning Board
Rezoning Case Z-909
MR-3200 to R-7500
Zoning Map**

CO = County Jurisdiction

CO-MR-3200

CO-R-7500

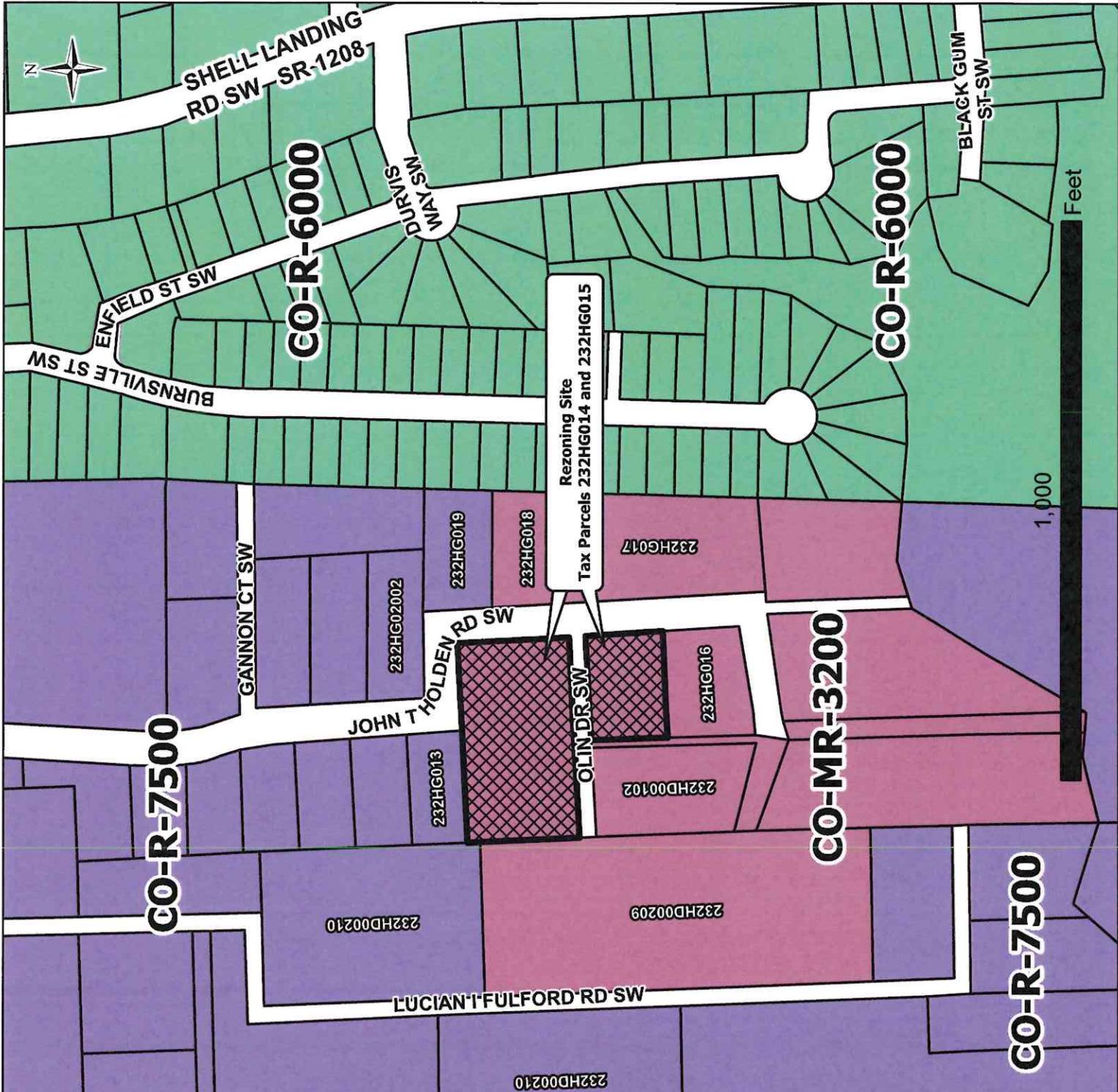
CO-R-6000

CO-R-6000

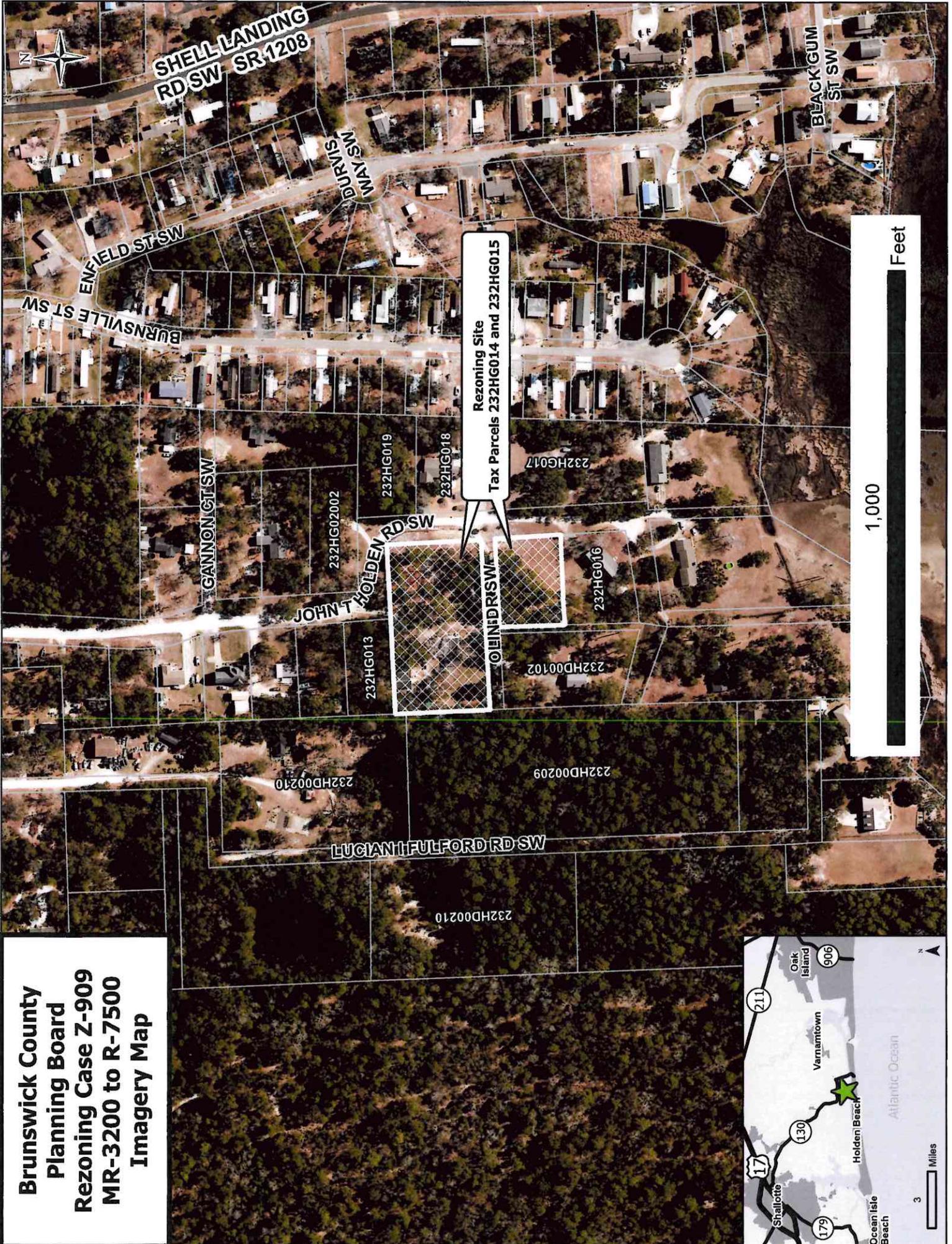
CO-MR-3200

CO-R-7500

Rezoning Site
Tax Parcels 232HG014 and 232HG015



**Brunswick County
Planning Board
Rezoning Case Z-909
MR-3200 to R-7500
Imagery Map**

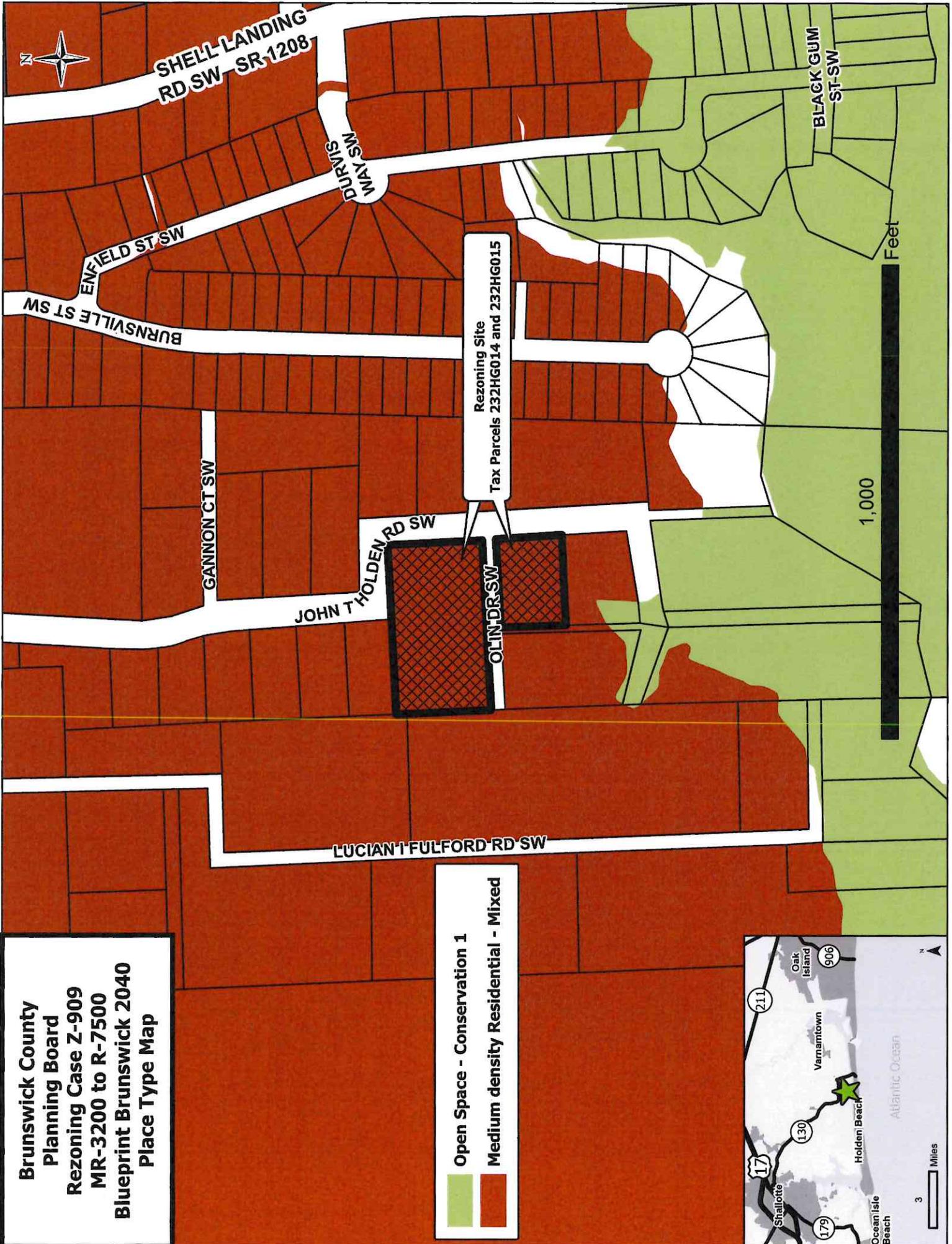


1,000 Feet

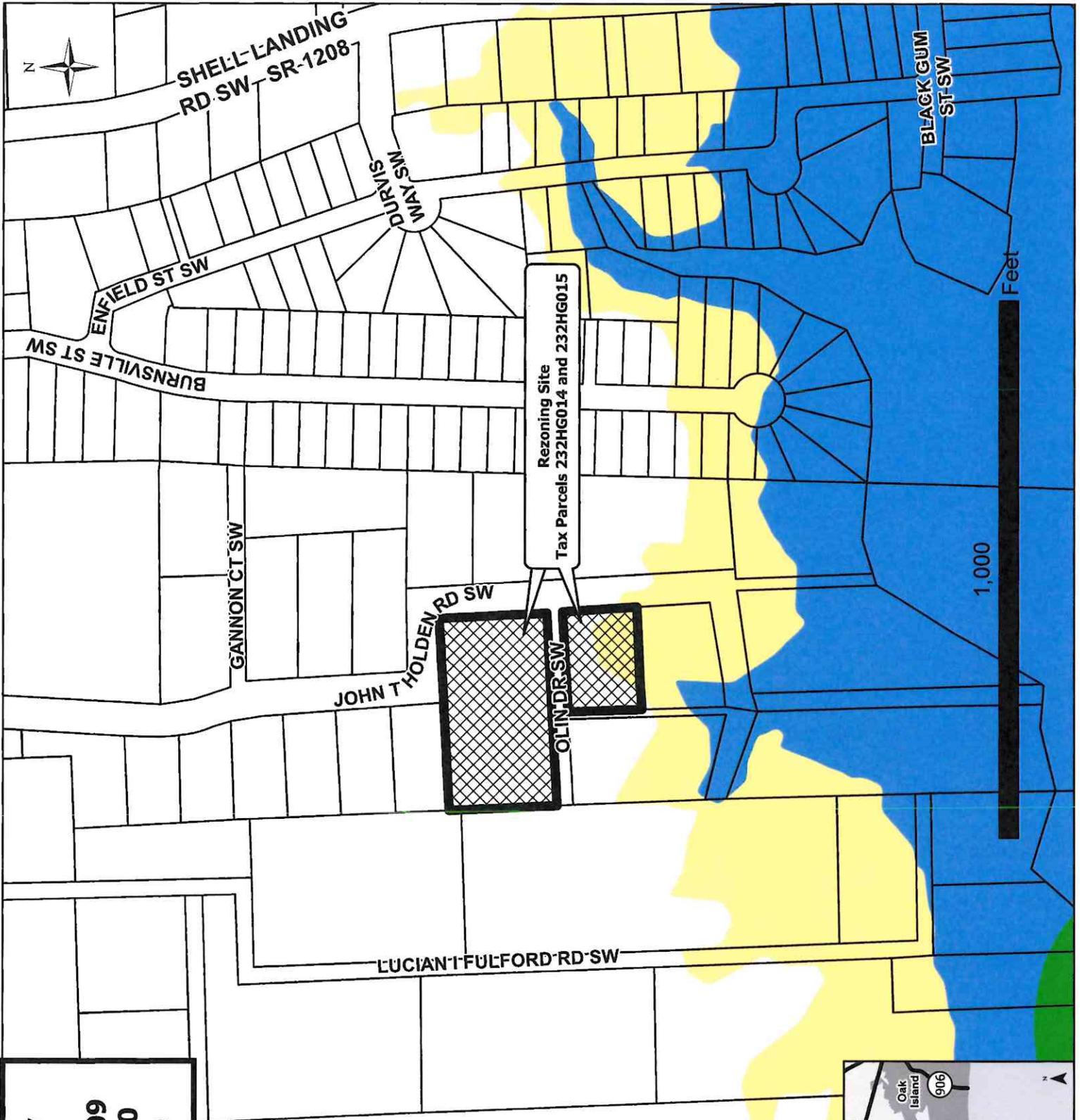
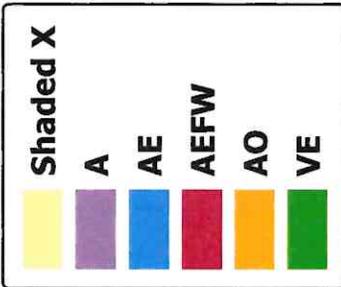


**Brunswick County
Planning Board
Rezoning Case Z-909
MR-3200 to R-7500
Blueprint Brunswick 2040
Place Type Map**

-  Open Space - Conservation 1
-  Medium density Residential - Mixed



**Brunswick County
Planning Board
Rezoning Case Z-909
MR-3200 to R-7500
Flood Hazard Map**



Z-909

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
232HG016	PHILLIPS RANDY B ETUX	PHILLIPS BARBARA E	2917 JOHN T HOLDEN RD SW	SUPPLY	NC	28462-2363
232HG02002	ROBINSON DAVID EARL		2846 JOHN T HOLDEN RD SW	SUPPLY	NC	28462
232HG019	ROBINSON DAVID EARL ETUX	ROBINSON LINDA F	2846 JOHN T HOLDEN RD SW	SUPPLY	NC	28462-2360
232HG017	HALES BRENDA D ETALS		9984 PANDION TRL	PENSACOLA	FL	32507-9222
232HG013	ROBINSON DAVID E ET	ROBINSON LINDA	2846 JOHN T HOLDEN RD SW	SUPPLY	NC	28462
232HD00210	GIBSON LAVANDA FAYE		2832 LUCIAN I FULFORD AVE SW	SUPPLY	NC	28462
232HD00209	BURTON WALLACE ETUX	BURTON ELIZABETH ETALS	5450 TRINITY LANDING WAY APT 357	WILMINGTON	NC	28409-1100
232HD00102	CAISON CAROL FAY ETVIR	CAISON JOEY	1621 OLIN WAY SW	SUPPLY	NC	28462-5700
232HG018	BLANTON JAMES A ETUX	BLANTON DEBRA W	2892 JOHN T HOLDEN RD SW	SUPPLY	NC	28462-2360

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
232HG014	IVEY OLIN CLYDE JR		1620 OLIN DR SW	SUPPLY	NC	28462
232HG015	IVEY GERALD DEAN		2847 JOHN T HOLDEN RD SW	SUPPLY	NC	28462

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
232HG014	IVEY OLIN CLYDE JR		1620 OLIN DR SW	SUPPLY	NC	28462

Mailed on 2-26-2025 TC